

**1249 5A Avenue S
Lethbridge, Alberta**

MLS # A2283505



\$320,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: Fridge, dishwasher, gas stove, ceiling fan, 2 sheds (old garage used as a shed)- all goods as is where is.

Welcome to a fantastic opportunity in the highly sought-after London Road neighbourhood. Set on a beautiful, tree-lined street, this solid bungalow offers 1,000+ sq.ft. of living space with 3 spacious bedrooms and 1 bathroom, all on a generous 6,226 sq. ft. fully fenced lot. Inside, you'll find 10-ft ceilings, decorative fireplace, large room sizes, and plenty of storage—providing a great canvas for your ideas. While cosmetic updates are needed and the home is being sold as is, the potential here is undeniable. Whether you're a first-time buyer looking to build equity, an investor seeking a revenue property, or someone dreaming of building new in a prime location, this property offers outstanding flexibility. The backyard is accessible by a paved rear lane with ample space to build your dream garage, and the lot size allows for future possibilities. Appliances include a gas stove, newer dishwasher, fridge, and a newer washer and a dryer. Located close to parks, schools, shopping, and all amenities, this quiet and established neighbourhood is known for its charm and long-term value. Bring your vision and unlock the potential in this classic London Road property.