

**812 6 Street S  
Lethbridge, Alberta**

**MLS # A2305318**



**\$339,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R/L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	See Remarks, Separate Entrance, Storage, Suspended Ceiling		

**Inclusions:** Fridge, Stove, washe dryer, freezer, space heater

Located in the desirable south side of Lethbridge, in the sought-after London Road neighbourhood, this property is within walking distance of downtown, schools, daycares, parks, and other amenities. This well-maintained home offers 866 sq. ft. of main-floor living space and presents an excellent opportunity for a buyer looking to add their own updates and personal touches. The main floor features a functional kitchen and dining area, a spacious living room with well-preserved hardwood flooring, two bedrooms with hardwood floors, and a 3-piece bathroom. The home also boasts ceilings exceeding 8 feet in height, creating an open and inviting feel. The mostly developed basement features over 8-foot ceilings and includes two large rooms, a 3-piece bathroom, and a full laundry/utility room. With some redesign and finishing touches, this space offers excellent potential for additional living areas. Outside, you'll find a large lot that provides plenty of room for recreation, gardening, or future opportunities.