

**631 6 Street S
Lethbridge, Alberta**

MLS # A2305335



\$297,000

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	886 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Freezer(basement), TV(wall mount) & Speaker, permanent outdoor LED lights(as is)

Welcome to this charming 1 1/2 storey home in the well-established and character-filled London Road neighborhood. Known for its tree-lined streets and close proximity to downtown, this is a location that truly stands out. The main floor features a spacious living room, a well-sized kitchen with plenty of room to cook and gather, and a bright dining area perfect for everyday living or hosting friends and family. Recent updates to the flooring and paint give the home a fresh, move-in-ready feel. Upstairs you will find two cozy bedrooms along with a nicely appointed 3-piece bathroom, creating a private retreat away from the main living space. The fully developed basement adds even more value, offering a comfortable family room, a second 3-piece bathroom, and a dedicated laundry area. Whether you need extra living space, a place for guests, or a spot to relax, the lower level delivers. Set in London Road, you are just minutes from downtown amenities, shops, restaurants, and parks, making this a convenient and desirable place to call home. A great opportunity for first-time buyers or anyone looking for a solid home in a prime location.