

628 7 Street S
Lethbridge, Alberta

MLS # A2306290



\$389,850

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|------------------|---|---------------|--------------------|
| Division: | London Road | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,384 sq.ft. | Age: | 1910 (116 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, See Remarks, Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Landscaped, See Remarks, Underground Sprinklers | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Stucco | Zoning: | R-37 |
| Foundation: | Other, Poured Concrete | Utilities: | - |
| Features: | High Ceilings, See Remarks, Wood Counters | | |

Inclusions: rear u/g sprinklers

Imagine owning a true London Road character home without the usual headaches. This beautifully updated bungalow delivers all the charm you love, paired with the upgrades you need. Major improvements to plumbing, electrical, insulation, windows, and roof have already been completed, allowing you to simply move in and enjoy. Spacious and inviting, this home offers three bedrooms and two bathrooms, including a private ensuite and an impressive oversized main bathroom featuring convenient main floor laundry. From the moment you step inside, the character shines through with nine foot ceilings, wide baseboards, original hardwood floors, and a formal dining room that adds both elegance and function. The kitchen has been thoughtfully refreshed with warm wood countertops, stainless steel appliances, and plenty of space to cook, gather, and entertain. It is the perfect blend of modern updates and timeless style. Outside, you will find a beautifully treed and private yard that creates your own backyard retreat. Underground sprinklers keep everything lush, while the space is ideal for entertaining or simply relaxing in the shade. A single detached garage with gas line for future heat, along with double off street parking, adds everyday convenience. Located in the heart of London Road, one of South Lethbridge's most sought after character neighbourhoods, this home offers a rare combination of history, updates, and lifestyle. This is a standout bungalow you will not want to miss.