

**1902 7 Avenue S
Lethbridge, Alberta**

MLS # A2309005



\$429,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Washer/Dryer, Central A/C, Window Coverings, Garage Door Opener and Remote, U/G Sprinklers

1902 7 Avenue South is a beautifully maintained bungalow that features 4 bedrooms (2 up 2 down), 2 full bathrooms (1 up 1 down), a single attached garage, and updated exterior. It is perfect for young professionals or young families who want to feel the pulse of the city while still maintaining quiet enjoyment of a walkable neighbourhood with character and maturity. The prize of the main floor is the living/dining room space. With refinished original hard wood floors and large windows overlooking 7th Avenue, it is the obvious choice for where to relax after work or entertain friends. Newer counters have been set on the recently painted kitchen cabinets for a more modern look. Along with the bedrooms and bathroom in the basement is a spacious family room that can be used as a second living space, or rec area to play mini stick hockey. Outside is your own private sanctuary, established low maintenance landscaping with underground sprinklers, a large deck, and mature foliage. Other recent updates include: updated flooring in the kitchen, main floor bathroom, and front entry, updated paint throughout the whole home, new AC unit in 2025, updated carpet in the basement bedrooms, updated light fixtures, and newer blinds throughout. Ask an agent about booking your showing. It could be you making 7th Avenue South your next home.