



Anne French
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1021 7 Street N
Lethbridge, Alberta

MLS # A2320124



\$439,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,492 sq.ft.	Age:	1914 (112 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat, Metal, Mixed	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Central Vacuum		

Inclusions: fridge, dishwasher, O/H microwave, toaster oven, washer, dryer, window coverings, A/C, garage door opener + remote, gazebo (as is/where is), outside planters

Step into something truly one-of-a-kind. This expansive 1,492 sq ft bungalow in the heart of mature North Lethbridge blends over a century of character with the space and comfort of modern living. Originally built in 1914, a thoughtful addition transformed this home into something far beyond the ordinary — an eclectic, welcoming retreat that's as full of personality as it is square footage. At the back of the home, a huge family room opens onto what can only be described as your own private oasis. The backyard is massive, heavily treed, and lush with mature landscaping — the kind of secluded, nature-filled sanctuary that's nearly impossible to find in the city (bird watching? Yes!). Whether you're an avid gardener, a nature lover, or simply someone who craves privacy and tranquility, this outdoor space will speak to your soul. The neighbourhood itself tells a story of momentum. This street has experienced significant gentrification in recent years, signalling strong future value potential for the savvy buyer. And at the end of the street, a breathtaking westward view of the Lethbridge coulees awaits — a daily reminder of why this city is like no other. Homes with this much character, space and pure opportunity rarely come to market. Don't miss your chance to own a piece of Lethbridge history at an incredible price.