

287 7A Avenue S
Lethbridge, Alberta

MLS # A2337302



\$450,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	1908 (118 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(L)
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer, dryer, window coverings

Welcome to a beautifully preserved character home in one of the city's most inviting, tree-lined neighborhoods, just a short walk from downtown, with parks and the coulee access nearby. From the moment you arrive, the park-like front yard, mature landscaping, and charming covered porch create an unforgettable first impression. Inside, original character and timeless details have been thoughtfully preserved throughout, creating picture perfect rooms filled with warmth and personality. Beautiful hardwood flooring extends throughout the home, complementing the classic architecture and creating a cohesive feel from room to room. The main floor offers a generous living room, elegant dining room, functional kitchen, and convenient half bath creating an ideal layout for both everyday living and entertaining. Upstairs, three large bedrooms provide plenty of space, each with ample closet storage, along with a full bathroom. The fully developed basement adds valuable living space with a comfortable recreation or family room, additional bathroom, and laundry area. Outside, the spacious backyard offers plenty of room to relax, garden, or entertain, along with a gravel parking pad and single detached garage. Numerous updates have been completed over the years, including a newer roof and windows, providing added peace of mind while retaining the home's original charm. A rare opportunity to enjoy character, space, modern updates, mature surroundings, and downtown convenience all in one special property.