

313 7A Avenue S
Lethbridge, Alberta

MLS # A2344608



\$385,000

Division:	London Road		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,858 sq.ft.	Age:	1909 (117 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Natural Woodwork, Vinyl Windows		

Inclusions: FRIDGE, GAS STOVE, DISHWASHER, WASHER, DRYER

CHARM, CHARACTER & CURB APPEAL! This adorable character home is the kind of property that stops you in your tracks. Set among towering mature trees and just steps from the dog park and beautiful coulees, the location is as special as the home itself. From the moment you arrive, the show stopping curb appeal sets the stage for the warmth and character found throughout. Inside, the main floor offers a welcoming living room and generously sized dining space, perfect for everyday living and entertaining. The updated kitchen combines modern convenience with the home's original charm and features all-new appliances. A beautifully renovated half bath adds another thoughtful modern touch. The updates continue throughout, including newer windows, roof, paint, washer and dryer, bathroom vanity, front fence and deck, giving you the peace of mind of a move-in-ready home without sacrificing the character that makes it truly special. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering plenty of space for family, guests or a home office. And then there's the top level. A massive bonus room with endless possibilities. Use it as additional living space, a guest retreat, office, creative studio, playroom, gym, or simply incredible storage. Whatever your needs, this flexible space is ready to adapt. Step outside and prepare to be wowed by the showstopping backyard, a private, inviting space surrounded by mature trees and full of potential for relaxing, entertaining and enjoying the outdoors. Thoughtfully updated while preserving the original character and charm, this home offers the best of both worlds: timeless personality with modern day comfort and convenience. Beautifully maintained, move-in ready, and ideally located near nature, recreation and everyday amenities, this is one character home you won't want to miss!