

\$315,900 - 1212 7 Avenue S, Lethbridge

MLS® #A2246531

\$315,900

2 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

Investment / redevelopment opportunity or both!

Offered for the first time in nearly 40 years, located on the popular Bike Boulevard in the heart of London Road — one of the city's most walkable and bike-friendly neighborhoods.

The home is full of character and potential, with a layout that works well for first-time buyers, or investors. The basement suite offers great flexibility and appears to be relatively easy to legalize. Redevelopment opportunity as this would make an excellent walkout basement new home development, especially considering the location and rear south exposure, come check it out!

Built in 1939

Essential Information

MLS® #	A2246531
Price	\$315,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.09
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	1212 7 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1K6

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, See Remarks, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Sloped Down
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	20
Zoning	R-L(L)

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.