

\$579,900 - 118 7 Avenue S, Lethbridge

MLS® #A2246649

\$579,900

0 Bedroom, 0.00 Bathroom, 1,684 sqft

Multi-Family on 0.12 Acres

London Road, Lethbridge, Alberta

This well-maintained and updated full duplex in central Lethbridge keeps you close to everything the city has to offer. The building has 4 separate units – the main floors each have 2-bedroom suites, and the basements each have 1-bedroom suites. Fully occupied and producing rental income from day one, this property is a great addition to any portfolio. The location in the London Road area makes it easy for tenants to get around – you’re close to shopping like London Drugs, Park Place Mall, and everyday amenities. Schools are nearby too, making the main floor 2-bedroom units a great fit for small families, while the 1-bedroom basement units work well for college students or young professionals. Whether you’re looking to add a solid, income-producing property to your portfolio or get into the rental market with a strong start, this one checks all the boxes. Contact your favourite Realtor® to book a showing today!

Built in 1953

Essential Information

MLS® #	A2246649
Price	\$579,900
Bathrooms	0.00
Square Footage	1,684
Acres	0.12
Year Built	1953



Type	Multi-Family
Sub-Type	Duplex
Style	Back Split
Status	Active

Community Information

Address	118 7 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1H7

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street

Interior

Interior Features	Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	9
Zoning	R-L(L)

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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