

# \$325,000 - 1214 5a Avenue S, Lethbridge

MLS® #A2163969

## \$325,000

2 Bedroom, 2.00 Bathroom, 918 sqft  
Residential on 0.10 Acres

London Road, Lethbridge, Alberta

Whether you're a 1st time Buyer or looking to add a suited home to your Real estate portfolio, here is your opportunity to make a solid investment! This property makes great sense as it is conveniently located in central south Lethbridge on a quiet, low traffic street near to schools, parks, playgrounds and shopping. Hardwood flooring, ample kitchen cabinetry and counter space, big windows, an illegal basement suite (windows do not meet egress), and 8 major appliances all compliment the potential in this home. The exterior features include stucco siding, PVC windows, a manageable sized yard, plus a 24' x 14' detached garage. New shingles are being installed on the home as well. A quick closing can be accommodated so hurry over!

Built in 1954

### Essential Information

MLS® #	A2163969
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.10
Year Built	1954
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1214 5a Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0Y2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Refrigerator, Dryer, Microwave, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 5th, 2024
Days on Market	125
Zoning	R-L(L)

### **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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