

# \$299,000 - 290 7 Avenue S, Lethbridge

MLS® #A2216582

## \$299,000

3 Bedroom, 2.00 Bathroom, 779 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

Welcome to 290 7 Avenue S. This property is ideal for a first time Home Buyer or Investor. A true character bungalow, complete with a private non-complying secondary suite. The main floor boasts an abundance of natural light that begins as you enter in to the main floor foyer and continues in to the living room with rustic hardwood flooring. Down a short hallway you will find two generous bedrooms, on opposite sides of the home, offering maximum privacy for homeowners or renters. Completing the main floor is a 4 piece bathroom and a bright kitchen with white cabinets, built ins and a full compliment of appliances. Access to the secondary suite can be made through the main floor or through a private exterior entrance. A large utility room provides an abundance of storage space and in home washer and dryer. The lower secondary suite will compliment a mortgage payment or offer additional revenue to an investor, as it is fully developed with over 700sqft of living space. The lower level offers a kitchen with electric oven and refrigerator, living room, 3 piece bathroom and bedroom. 290 7 Avenue S is located in the desirable London Road neighborhood on a large lot with front and backyards, a shed for seasonal tools and a rear parking pad for off street or RV parking. Within walking distance to public transit, schools, parks and shopping you will not want to miss your opportunity to see this home! Please book your showing today.



Built in 1947

### Essential Information

MLS® #	A2216582
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	779
Acres	0.09
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	290 7 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J1H7

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks,

	Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Zoning	R-L(L)

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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