

# \$399,900 - 1206 5a Avenue S, Lethbridge

MLS® #A2220618

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,195 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

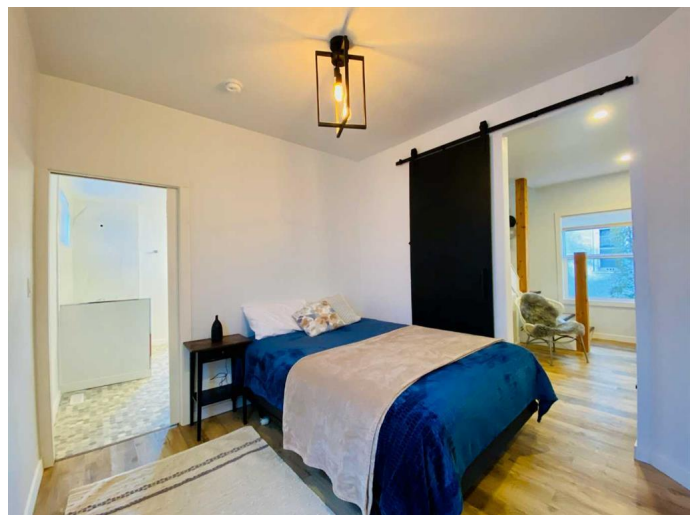
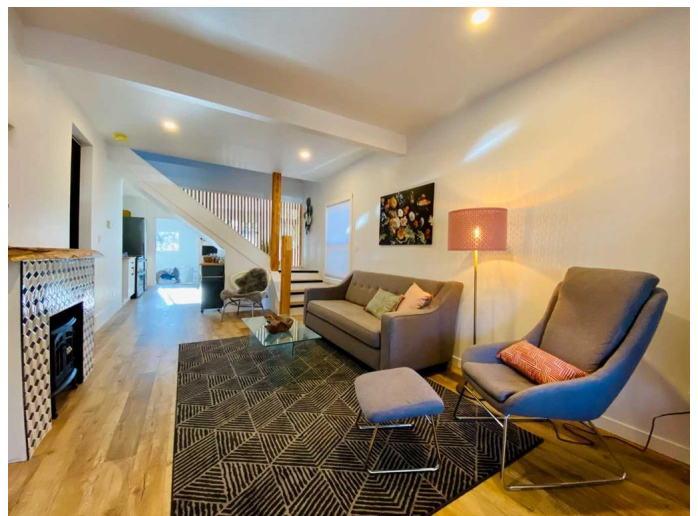
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Charming and fully renovated, this 1½ Storey home at 1206 5A Ave S blends vintage character with modern upgrades. Located in the desirable London Road area, it offers 3 bedrooms, 1.5 baths, a custom kitchen, and a spacious living room with electric fireplace. Enjoy a heated sunporch, rear deck, landscaped yard, and parking for 3-4. Renovated in 2021, with a fenced yard and large shed—just steps from downtown, schools, shopping, and the senior center. A true gem!

Built in 1908

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220618          |
| Price          | \$399,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,195             |
| Acres          | 0.09              |
| Year Built     | 1908              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1206 5a Avenue S |
| Subdivision | London Road      |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1J 0Y2          |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Off Street, RV Access/Parking |

## Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Recessed Lighting, Wood Counters                                 |
| Appliances        | Dishwasher, Double Oven, Dryer, Electric Range, Gas Water Heater |
| Heating           | Forced Air                                                       |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Electric                                                         |
| Has Basement      | Yes                                                              |
| Basement          | Crawl Space, Partial                                             |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 87             |
| Zoning         | R-L(L)         |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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