

# \$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, a basement suite although classified as illegal, and 8 major appliances all compliment the home. The exterior features include brand new shingles, stucco siding, PVC windows, a manageable sized yard, plus a 24' x 14' detached garage. 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, Dryer, Microwave, Refrigerator, 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 150  
Zoning R-L(L)

## Listing Details

Listing Office Royal LePage South Country - Lethbridge

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