

\$399,000 - 812 6 Avenue S, Lethbridge

MLS® #A2230919

\$399,000

2 Bedroom, 2.00 Bathroom, 1,790 sqft

Residential on 0.11 Acres

London Road, Lethbridge, Alberta

Live Smart in a Beautiful Piece of Lethbridge History

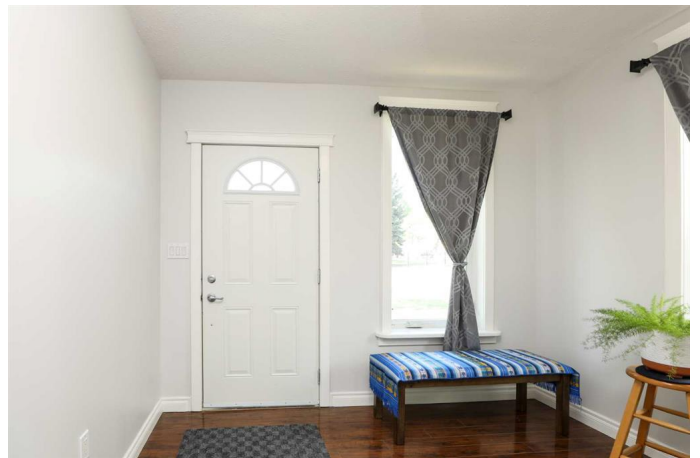
London Road | Eco-Friendly | Fully Renovated & Move-In Ready

Experience the best of both worldsâ€™ timeless charm and modern comfortâ€™ in one of Lethbridgeâ€™s most walkable and vibrant neighborhoods. This stunning home offers more than just curb appeal; it delivers a lifestyle of ease, efficiency, and inspiration.

Step into a bright, open-concept space that feels both welcoming and spacious, perfect for relaxing, entertaining, or working from home. The flexible layout adapts to your needsâ€™ whether you're setting up a home office, a creative studio, or a cozy family retreat.

Designed with energy savings in mind, this home helps keep your utility bills low while improving your indoor air qualityâ€™ thanks to professional-grade insulation, a high-efficiency furnace, an HRV system, and even solar-powered attic vents. That means more money in your pocket and a healthier, more comfortable living environment year-round.

You'll also enjoy the freedom and convenience of a detached garage, extra storage, and off-street parkingâ€™ no circling the block needed. And with a wheelchair-accessible ramp to the main floor, this home welcomes



everyone.

Tucked into the tree-lined streets of the historic London Road district, youâ€™re just a short stroll from downtown cafes, schools, parks, and shops. Itâ€™s the kind of neighborhood that feels like home the moment you arrive.

What Youâ€™ll Love:

Lower monthly costs with energy-efficient systems

Fresh, fully renovated interiorsâ€”no updates needed

Cleaner air and cozier winters with HRV and insulation upgrades

Room to grow your lifestyle or business with potential live-work zoning

A walkable, heritage-rich community that connects you to everything

A rare opportunity to own a piece of historyâ€”without sacrificing comfort

Whether you're an eco-conscious buyer, a remote professional, or a smart investor, this is your chance to enjoy sustainable living in a location that just keeps getting better.

Some say it started life as an Eatonâ€™s Mail Order Home. One visit, and youâ€™ll want to start your next chapter here.

Essential Information

| | |
|--------|-----------|
| MLS® # | A2230919 |
| Price | \$399,000 |

| | |
|----------------|-------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,790 |
| Acres | 0.11 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 812 6 Avenue S |
| Subdivision | London Road |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1H0Z6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Gravel Driveway, Single Garage Detached |
| # of Garages | 1 |
| Waterfront | See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Make-up Air, See Remarks |
| Cooling | None |
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|----------------------|
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 48 |
| Zoning | R-37 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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