

\$600,000 - 308 7a Avenue S, Lethbridge

MLS® #A2269659

\$600,000

4 Bedroom, 3.00 Bathroom, 1,752 sqft

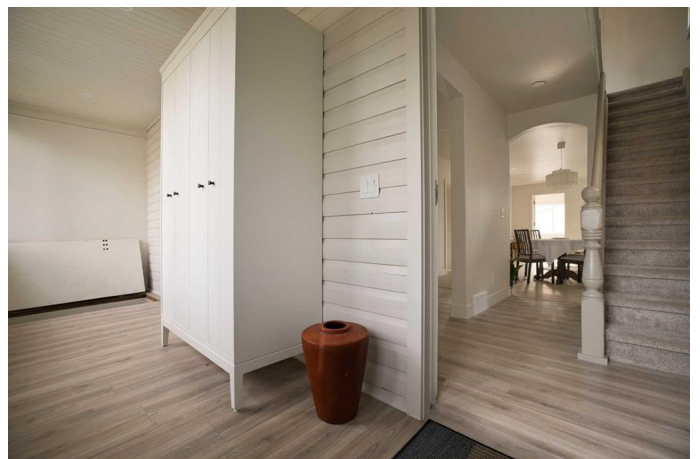
Residential on 0.07 Acres

London Road, Lethbridge, Alberta

This is a home to get excited about! A Rare Blend of Charm & Modern Luxury! Only once in a while does a home like this come along, where historic character meets modern perfection. Have you ever dreamt of owning a stunning character home but wished for all the new components of a brand-new build? Your dream has arrived.

This exceptional property has been completely renewed from the inside out with new plumbing, wiring, heating, sewer lines, insulation, and interior finishings, giving you the best of both worlds: old-world charm with modern peace of mind.

Inside, youâ€™ll be captivated by the original woodwork, seamlessly blended with sleek modern finishes and bright, open sightlines that fill the space with warmth and light. The brand new kitchen shines with Quartz countertops, stainless steel appliances, oversized induction cooktop, and a thoughtful design throughout. The main floor also features a nicely appointed bedroom with access to the main floor 3 piece bathroom. Upstairs, youâ€™ll find three spacious bedrooms plus a rare bonus room, along with a luxurious ensuite with double vanity thatâ€™s nearly impossible to find in a character home! Unwind in the classic clawfoot tub in the second upper bathroom, or wake up to a peek of the Coulees from your primary suite. The lot itself features a front yard space with offstreet parking, a brand new double detached garage, and large back deck leading



to a private hot tub area.

With over 1700 sq ft of perfectly balanced charm and exceptional craftsmanship, this home is truly one of a kind. The only question left is: are YOU the lucky one?

Built in 1909

Essential Information

MLS® #	A2269659
Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,752
Acres	0.07
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	308 7a Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1N5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Vinyl Windows, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop,

	Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.