

707 7 Avenue S  
Lethbridge, Alberta

MLS # A2166811



## \$296,500

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer, window coverings, central air

**WINNING COMBINATION:** Modern conveniences in with the downtown charm. Check out this 1985 built, 880 sq ft bi-level in the London Road district. Very well cared for and very well priced! Featuring 3 bedroom, 2 bathroom's on the beautiful tree lined neighborhood of 7 avenue south. Fully finished top to bottom, spacious rooms, large tiered deck for family entertaining, central air and a 14x22 detached garage.