

# \$449,000 - 812 6 Avenue S, Lethbridge

MLS® #A2230919

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,790 sqft

Residential on 0.11 Acres

London Road, Lethbridge, Alberta

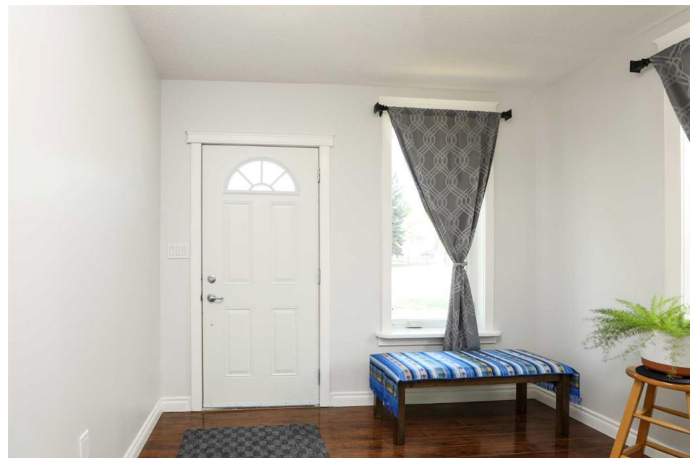
**CHARMING ECO-HISTORIC HOME |  
LONDON ROAD | FULLY RENOVATED +  
ENERGY EFFICIENT**

A rare blend of historic charm and modern sustainability in Lethbridge's™ desirable London Road district! This professionally updated period bungalow combines open-concept living with energy-smart upgrades—perfect for those seeking comfort, character, and efficiency.

Step inside to discover a bright, open layout designed to maximize space and natural light while preserving the home's vintage feel. Ideal for modern lifestyles and remote work, the flexible interior spaces support home office setups or creative living configurations.

Eco-conscious buyers will love the extensive efficiency upgrades: high-efficiency furnace & hot water heater, upgraded windows, pro-grade insulation, and a Heat Recovery Ventilation (HRV) system that enhances air quality and reduces heating costs by up to 30%. Even the attic vents are solar-powered!

Outside, enjoy a detached garage with extra storage and convenient off-street parking. Located in a heritage-rich neighborhood with tree-lined streets, this home is steps from downtown, parks, schools, and shops. Bonus: potential commercial rezoning opportunity



makes this an ideal live-work setup or future investment.

Enjoy the benefits of:

Fully renovated, move-in-ready historic home

Premium efficiency systems = lower utility bills

Detached garage + off-street parking

HRV system for superior indoor air quality

London Road prestigeâ€”walkable, connected, established

Ideal for professionals, remote workers, eco-conscious buyers, or investors

Own a piece of Lethbridge history with 21st-century performance. This is heritage re-imagined. You can get your favorite REALTORÂ® excited let them know yo want to own a piece of Lethbridge's history. Some folks say it was an Eaton's "Mail Order" package.

## Essential Information

MLS® #	A2230919
Price	\$449,000
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, Make-up Air, Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	9
Zoning	R-37

### Listing Details

Listing Office	2 PERCENT REALTY
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