



2006 7 Avenue S, Lethbridge, Alberta - \$649,200



Main Photo

Property Description

Rare opportunity to own a thoughtfully designed walkout bungalow on coveted 7 Avenue South—nestled in one of Lethbridge’s most historic and desirable neighbourhoods. Just steps from Henderson Lake, Spitz Stadium, the outdoor pool, tennis courts, schools, the regional hospital, and more, this home offers the best of lifestyle and location. Inside, you’ll find four spacious bedrooms, two full bathrooms, and a convenient half bath. The open-concept kitchen features a raised eating bar—perfect for entertaining or casual dining. Built with energy efficiency in mind, this home boasts ICF construction to the roofline, passive solar design, in-floor heating roughed in (lower level), and new hot water tank. The walkout basement includes a wet bar and opens to a custom-stamped concrete patio and low-maintenance



backyard oasis with garden irrigation—ideal for relaxing or hosting. A double detached garage with 10' doors and an additional flex room provides plenty of space for a workshop, studio, or storage. Additional features include central A/C, central vac with attachments, and underground sprinklers. Located along a bike lane corridor, the street benefits from slower traffic—adding to the peaceful charm of this exceptional home.

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