

\$579,900 - 118 7 Avenue S, Lethbridge

MLS® #A2246649

\$579,900

0 Bedroom, 0.00 Bathroom, 1,684 sqft

Multi-Family on 0.12 Acres

London Road, Lethbridge, Alberta

This well-maintained and updated full duplex in central Lethbridge keeps you close to everything the city has to offer. The building has 4 separate units – the main floors each have 2-bedroom suites, and the basements each have 1-bedroom suites. Fully occupied and producing rental income from day one, this property is a great addition to any portfolio. The location in the London Road area makes it easy for tenants to get around – you’re close to shopping like London Drugs, Park Place Mall, and everyday amenities. Schools are nearby too, making the main floor 2-bedroom units a great fit for small families, while the 1-bedroom basement units work well for college students or young professionals. Whether you’re looking to add a solid, income-producing property to your portfolio or get into the rental market with a strong start, this one checks all the boxes. Contact your favourite Realtor® to book a showing today!

Built in 1953

Essential Information

MLS® #	A2246649
Price	\$579,900
Bathrooms	0.00
Square Footage	1,684
Acres	0.12
Year Built	1953



Type	Multi-Family
Sub-Type	Duplex
Style	Back Split
Status	Active

Community Information

Address	118 7 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1H7

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street

Interior

Interior Features	Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	R-L(L)

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

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.