

\$685,000 - 2006 7 Avenue S, Lethbridge

MLS® #A2240377

\$685,000

4 Bedroom, 3.00 Bathroom, 2,284 sqft

Residential on 0.10 Acres

Victoria Park, Lethbridge, Alberta

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.

Built in 2006

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2240377 |
| Price | \$685,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,284 |
| Acres | 0.10 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2006 7 Avenue S |
| Subdivision | Victoria Park |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 1M6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Insulated, Garage Faces Rear, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Crown Molding, Wet Bar |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Lighting, Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stucco, ICFs (Insulated Concrete Forms) |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 29 |
| Zoning | R-L |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.