

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

MLS® #A2240377

\$649,200

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	\$649,200
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, Garage Faces Rear, Insulated, 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), Walk-In Closet(s), Crown Molding, Tankless Hot Water, 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, Private Yard, Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	80
Zoning	R-L

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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