



Anne French
Your REALTOR®
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2723 8A Avenue N
Lethbridge, Alberta

MLS # A2175592



\$525,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Majestic Place | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 962 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Converted Garage, Off Street, RV Access/Parking, Single | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Flat Torch Membrane, Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | n/a | | |

Outstanding down to the studs renovation on the north side. Four bed, 2 bath, 2 garage bungalow with an option for extended family to live downstairs. Offering 2 bedrooms and a full bath on the main floor, and a separate entrance from inside the attached garage to the 2 bedroom, 3 piece bath plus family room with a kitchenette/wet bar downstairs. Updates include: new torch down roof on the house and shingles on the detached garage, windows, hardie board on the front of the house, landscaping front and back, poured concrete in attached garage, front driveway and rear of house patio area, entire exterior walls spray foam insulated, electrical and plumbing throughout, vinyl plank flooring and carpet, soft close kitchen cabinets, quartz and live edge countertops, lighting, stainless appliances, bathroom vanities, toilets and fixtures, furnace, hot water tank and central air, downstairs kitchen cabinets and live edge countertop and of course paint throughout. The basement offers an ideal setup for an in-law suite. Quick possession is available.