

807 8 Avenue S
Lethbridge, Alberta

MLS # A2179655



\$234,900

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|------------------|--|---------------|--------------------|
| Division: | London Road | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 816 sq.ft. | Age: | 1923 (101 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Alley Access, Garage Door Opener, Single Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Aluminum Siding , Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Quartz Counters | | |

Inclusions: Blinds, Garage Door Opener and 1 Control

Welcome to this updated 2-bedroom home located in the highly sought-after London Road area. Recent updates include quartz countertops with a marble backsplash in the kitchen, a contemporary Bath Fitter tub surround, and newer patio doors and an overhead garage door. The home also features two ceiling fans for added comfort and a family room in the basement that offers extra space for relaxation or recreation. Outside, you'll find a covered patio off the garage, ideal for enjoying evenings outdoors, and a front deck accessible from one of the bedrooms—perfect for morning coffee or soaking up the sun. The property sides onto a paved alley for easy access. Families will appreciate being just steps away from Kinsmen Park, with its playground and tennis courts, offering year-round outdoor activities. This is a fantastic opportunity to own a move-in ready home in a prime location. Perfect for first-time buyers, downsizers, or investors! Don't miss your chance to make it yours! Call your REALTOR® today to book a showing!