

**641 8 Street S**  
**Lethbridge, Alberta**

**MLS # A2187357**



**\$515,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,080 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters		

**Inclusions:** none

This charming 1910 character home defines timeless elegance, offering warmth and sophistication in a mature, tree-lined neighbourhood. The two-story plus loft features rich hardwood floors, intricate woodwork, and a stunning stained glass window that adds a touch of historic charm. With three spacious bedrooms and two beautifully updated bathrooms, with a third 3 pc in the basement ; designed for both comfort and style. Enjoy morning coffee on the inviting covered front veranda or take in the city skyline from the private rooftop patio. The oversized, heated double garage provides ample space for vehicles and storage. Nestled in a community with mature trees and a welcoming atmosphere, and a short walk to downtown. This home is a rare find that seamlessly combines history, character, and modern convenience.