

**1711 8 Avenue N
Lethbridge, Alberta**

MLS # A2189335



\$369,000

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|------------------|--|---------------|-------------------|
| Division: | Westminster | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,103 sq.ft. | Age: | 1949 (76 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Converted Garage, Single Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|----------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L(W) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Storage | | |

Inclusions: Garage Heater, Blinds

Welcome to 1711 8 Ave N—a charming 1.5-storey home in a quiet neighborhood near schools, parks, and pools. The main floor features a spacious primary bedroom, a brand-new bathroom, and a living room with an electric fireplace. The bright kitchen offers newer tile countertops, a gas stove, and plenty of storage. A beautiful sunroom provides a cozy space for reading or relaxing, leading to a private, fully landscaped backyard with two greenhouses, patio spaces, underground sprinklers, gas lines for barbecues or fire tables, and newly tilled garden beds along the side of the house. Upstairs, you’ll find two additional bedrooms, perfect for family or guests. The property also includes a single detached garage and a heated workshop, offering endless possibilities for hobbies or projects. With air conditioning for summer comfort, motion-sensor lighting, and updated plumbing and electrical, this home is move-in ready. The layout is ideal for mature living, with the kitchen, laundry, bathroom, and primary bedroom all on the main floor. Don’t miss the updates and charm!