

804 8 Avenue S
Lethbridge, Alberta

MLS # A2207856



\$449,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1946 (79 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher

Have you been dreaming of a home in the desirable London Road area but don't want the hassle of renovations? Look no further than this stunning 5 bedroom 3 bathroom bungalow at 804 8th Ave South! Beautifully renovated while preserving its original historic charm, this home offers the perfect blend of character and modern updates. The roof, plumbing, and electrical have all been upgraded, the exterior painted, and multiple new egress windows have been installed. The remodeled kitchen boasts brand-new appliances, and all three bathrooms have been completely redone—you won't want to miss the unique sink in the half bath! Throughout the main floor, you'll find gorgeous original hardwood floors and elegant tile work. The main floor features a heated front porch, an elegant living area with an electric fireplace, a dining space, two bedrooms, and 1.5 bathrooms. Downstairs, the fully developed basement includes new flooring with a special membrane under the carpet and laminate, three additional bedrooms, the third bathroom, laundry area, wet bar, and a living area. Outside, the property offers a single detached garage with plenty of room to expand—this generous lot is over 6,000 square feet (just check with the city for possibilities). Don't miss out on this exquisite home! Call a REALTOR® today to schedule your private viewing. Quick possession is available.