



GRASSROOTS
REALTY GROUP

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817 8 Avenue S
Lethbridge, Alberta

MLS # A2228595



\$320,000

| | | | |
|-----------|--|--------|------------------|
| Division: | London Road | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 762 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Landscaped | | |

| | | | |
|-------------|--------------------------------|------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L (L) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

| | |
|-------------|--------------------------------|
| Inclusions: | "as is where is on completion" |
|-------------|--------------------------------|

Like new in many ways, this 762 sq. ft. bi-level built in 2017 nestled in the heart of London Road may just be the opportunity you've been waiting for. Fully developed with one bedroom and bathroom up, a second bedroom and bathroom down, a spacious family / living room on each level, and modern finishes throughout. Out back you'll find a large composite rear deck connecting the house to a 22X24 double detached garage that is finished to paint stage (or better). Most windows on the house and garage are fortified with metal roll shutters for both privacy and security. All this in walking distance to the downtown core, or a walk along the coulee's edge. Call your REALTOR® for details on the protocol for offers and possession. **Sold on an "as-is, where-is on completion" basis with no warranties or representations.