



GRASSROOTS
REALTY GROUP

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1230 8 Street N
Lethbridge, Alberta

MLS # A2239656



\$269,900

| | | | |
|------------------|--|---------------|--------------------|
| Division: | Staffordville | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 855 sq.ft. | Age: | 1909 (116 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped | | |

| | | | |
|--------------------|-------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Other | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: shed as is.

Charming and updated bungalow located in a quiet North Lethbridge neighbourhood—just steps from a playground and beautiful coulee walking trails. This 2-bedroom, 1-bathroom home offers a smart and functional layout that’s perfect for first-time buyers, downsizers, or anyone looking for an affordable move-in ready option. The main living space features a recently updated kitchen with modern two-tone cabinetry, newer hardware, and a layout that flows right into the dining area. The living room is set at the back of the home and offers a comfortable space to relax, with great natural light throughout. Both bedrooms are well-proportioned, and the refreshed 4-piece bathroom and dedicated laundry area add everyday convenience. Outside, the backyard is a real bonus—featuring a good-sized deck, newer fencing, and raised garden boxes already planted with vegetables. Whether you’re entertaining, relaxing, or growing your own food, this yard is ready to enjoy.