



**GRASSROOTS**  
REALTY GROUP

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**923 8 Street N**  
**Lethbridge, Alberta**

**MLS # A2249066**



**\$329,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1938 (87 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, range hood, dishwasher, washer/dryer, and window coverings.

Spacious Bungalow on a Generous Lot in an Established Neighbourhood. This property has so much to offer and so much potential! This bungalow offers comfort, space, and upgrades in a quiet, mature area. Sitting on a great-sized lot, this property features an oversized single garage, generous yard space with fruit trees and plenty of privacy. Inside, you'll find 4 bedrooms and 2 bathrooms, providing ample room for family, guests, or a home office. The functional floor-plan includes a bright living area, a well-sized kitchen, and basement with a summer kitchen, perfect for extended family, canning, or entertaining. Upgrades include vinyl windows, a newer roof (2020ish), hot water tank (2021), and furnace (2022), giving you peace of mind for years to come. With plenty of storage throughout, you'll have space for everything from seasonal gear to hobby supplies. Whether you're enjoying the established neighbourhood feel, tending to the fruit trees, or relaxing in your spacious home, this property offers a wonderful blend of comfort and practicality.