



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1253 8A Avenue S  
Lethbridge, Alberta**

**MLS # A2259289**



**\$399,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<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(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Storage		

**Inclusions:** Shed

Great property offering a lot of options! With a non-conforming suite this home could be added to your income portfolio, live-up and rent down or extra living space for family members. The basement has been recently renovated and is ready for which ever direction you choose. Close to the Hospital, schools, down town and main thorough fares this home is in a great location. Call your Realtor&reg; today to come take a look.