



GRASSROOTS
REALTY GROUP

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2502 8A Avenue N
Lethbridge, Alberta

MLS # A2263907



\$419,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: Central air conditioner, front and back yard sprinklers, garden shed

For more information, please click the "More Information" button. Nestled on a quiet, friendly street, this sun-filled showpiece blends style and flexibility: 3 bedrooms and 1.5 baths up, plus a lower level with its own private entrance, 2 roomy bedrooms, and a den. The heart of the home is a designer kitchen with Calacatta quartz countertops, sleek new cabinetry, and stainless steel appliances that make everyday cooking feel luxe. Step outside to a big, fenced backyard built for living - automatic sprinklers, mature trees, handy alley access, and tons of parking! Fully renovated top to bottom and truly move-in ready, this is the bright, modern home you've been waiting for.