



GRASSROOTS
REALTY GROUP

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920 8 Street N
Lethbridge, Alberta

MLS # A2264042



\$364,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	1.34 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Security Cameras, Basement fridge

This charming bungalow is a fantastic find for families and investors alike! With four bedrooms & two upstairs and two downstairs & it offers flexible living spaces perfect for multi-generational living, a home office, or guest suites. The multiple levels provide privacy and separation, balancing comfort and functionality beautifully. Located in a fantastic neighborhood, this property boasts unbeatable convenience: it's steps away from a lovely park for recreation and relaxation, close to a playground ideal for kids, and also close to Lethbridge Christian School and St Paul School making drop-offs and pick-ups a breeze for parents. You'll also appreciate the nearby convenience stores for quick errand runs and gas stations for easy fuel-ups. Whether you're raising a family, looking for rental potential, or seeking a comfortable lifestyle with amenities at your doorstep, this home ticks many boxes. Its blend of space, charm, and good location makes it a standout choice.