



GRASSROOTS
REALTY GROUP

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1201 8 Avenue S
Lethbridge, Alberta

MLS # A2273926



\$345,000

Division:	London Road		
Type:	Residential/Duplex		
Style:	Attached-Front/Back, Bi-Level		
Size:	878 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Located in a highly desirable south side neighborhood, this half duplex offers both comfort and convenience just a short two minute walk from Kinsmen Park. With five bedrooms and two bathrooms, it's a home that feels open and welcoming while still offering plenty of privacy and space for everyone. The main level has been updated with stylish new flooring, and the kitchen features granite countertops, new cabinets, and modern appliances that make the space shine. Throughout the home, you'll find an impressive amount of storage that keeps life organized and uncluttered. With its modern touches and location, this is a property that stands out for all the right reasons.