



GRASSROOTS
REALTY GROUP

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

911 8 Street S
Lethbridge, Alberta

MLS # A2280670



\$250,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	642 sq.ft.	Age:	1945 (81 yrs old)
Beds:	1	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: OTR, Portable AC (AS IS)

You do not see this often. A massive 50 x 120 lot in the highly sought after London Road neighbourhood at an affordable price creates an opportunity that is truly hard to come by. Whether you are looking to live in the home, invest, or add value over time, this property offers the flexibility and potential buyers are constantly searching for. With a separate basement entrance and laundry hookups already in place, the layout lends itself well to future development options. Add in a garage plus valuable RV parking, and the possibilities expand even further. Large lots like this in London Road are rare, and when they do appear, they do not last long. This is a unique chance to secure space, location, and long-term opportunity in one property.