



**GRASSROOTS**  
REALTY GROUP

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1822 8 Avenue N  
Lethbridge, Alberta

MLS # A2280872



**\$411,900**

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Lawn, Underground Sprinkler		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance		

Inclusions: N/A

This legal two unit Dwelling Now Available! Attention first-time homebuyers and savvy investors! Don't miss out on this fantastic opportunity to live upstairs and rent out the lower level, or rent both units for maximum income potential. This charming raised bungalow features a bright main level with 2 generously-sized bedrooms and a beautifully updated 4-piece bathroom. The interior boasts new flooring, baseboards, and fresh paint throughout, creating a welcoming and modern vibe. Enjoy abundant natural light streaming through large windows, enhancing the spacious kitchen equipped with plenty of counter space, cabinetry, bar stool seating, and stainless steel appliances. The cozy living room, complete with a fireplace, offers the perfect spot to relax after a long day. A convenient laundry-bathroom combo finishes off the upper level. The basement mirrors the main floor, featuring another 2 bedrooms and a 4-piece bathroom. With large windows, this space feels bright and airy, and all windows are fitted with privacy-enhancing roll shutters. Step outside to your fully fenced and landscaped backyard, perfect for summer enjoyment under the shade of mature trees. The concrete patio area is ideal for a seating arrangement, and you'll also find a super single garage along with off-street parking. For added convenience, the property features a 5-zone underground sprinkler system. Don't wait—contact your agent today for more information and to schedule a showing!