



GRASSROOTS
REALTY GROUP

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

1505 8 Avenue S
Lethbridge, Alberta

MLS # A2282494



\$299,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	875 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: garage shelving, washer/dryer (both as is)

Cute 4 bedroom, 2 bathroom bungalow with detached garage conveniently located close to the hospital and schools. Main floor offers hardwood with tile inlay as well as vinyl and cork flooring, an open concept kitchen, living and dining, 2 bedrooms and 4 piece bathroom with tiled shower surround. The kitchen has been updated to include maple cabinets with eat up island and new fridge, stove and dishwasher. Downstairs offers a large bedroom with walk in closet (previously used as the primary), this room would also function as a family room with walk in storage space. Down here you also have another bedroom or office/workout/craft space (no closet) and 3 piece bathroom with tiled walk in shower. The side entry offers ease of access from your rear off street parking and detached garage (with power, shelving and garage opener) coupled with the laundry location, offers shared access for potential for basement suite. This home also offers fiber board siding, new shingles on the front side of the house and PVC windows.