



GRASSROOTS
REALTY GROUP

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957 8 Street S
Lethbridge, Alberta

MLS # A2285744



\$219,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	1909 (117 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	(R-L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: n/a

1909 Character home with Massive Potential: Calling all visionaries, contractors and restoration experts! This 1909 home is a rare opportunity to strip back the layers of time and build serious equity. While this home requires a comprehensive "top-to-bottom" renovation- including remediation for Cigarette smoke and a basement foundation awaiting completion, the massive upsides make this a standout project for the right buyer. 3 bed 2 bath footprint a solid, functional starting point for a high end flip or a custom heritage restoration.