



1252 8 Avenue S  
Lethbridge, Alberta

MLS # A2302286



**\$325,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1906 (120 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

Charming 1906 bungalow in the heart of London Road! This character home offers 1,116 sq ft of living space with 2 bedrooms and a flexible layout that allows for a potential third bedroom. Set on a DOUBLE LOT, the property provides plenty of outdoor space and future potential. Located in one of the city's most desirable neighbourhoods, you're just steps from parks, schools, and the hospital, with all the charm and convenience London Road is known for. This home features classic character details and is ready for your personal touch. A great opportunity for first-time buyers, investors, or anyone looking to get into a sought-after area with room to grow.