



1030 8 Street S  
Lethbridge, Alberta

MLS # A2123890



**\$398,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Chefs Butcher Block Table, Garburator, Central Air, All Window Coverings, Built-In Speakers & Blue Tooth System, T.V Mount, Washer, Dryer, Garage Door Openers

Situated in a quiet Southside location across from a greenspace , this fantastic bungalow is waiting for you! Featuring a SINGLE ATTACHED garage & 28 x 30 DETACHED HEATED SHOP, this is perfect for car enthusiasts or a home based business. A bright and semi-open floor plan with vaulted ceiling, gas fireplace and 3 main floor bedrooms. The kitchen was renovated in 2018 with new appliances, lighting, backsplash, pantry & more. There's also a huge dining area with garden door to a quiet side patio. The master bedroom features an updated 2 piece ensuite and there's mostly newer windows throughout. Downstairs you'll find a large family room, an additional bedroom and lots of crawlspace storage. There's also built-in blue tooth speakers, central air and a good sized back yard with raised flower beds and patio. This is not your average cookie cutter home!