



**2502 8A Avenue N
Lethbridge, Alberta**

MLS # A2140728



\$376,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1967 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: Central air conditioner, front and back yard sprinklers, garden shed

For additional information, please click on Brochure button below. The bungalow features a well laid-out floor plan, with 3 bedrooms and 1.5 bathrooms on the main floor. Entire house is upgraded with new flooring, light fixtures, Benjamin Moore paint and original popcorn ceilings are all smoothed out. Updated large windows let in plenty of sunshine. The south-facing kitchen is completely renovated, boasting all new cabinets, high-end quartz countertops and faucet, under-mount double sink, solid brass hardware, wall sconces, and stainless steel appliances, plus an island with extra storage & counter space. Basement is spacious with updated plumbing main stack, furnace, hot water tank. The yard is well maintained with large portions of low maintenance metal fence and alley access. ' wide frontage with concrete driveway available for RV parking. Additional features are central air-conditioning, front and back yard underground sprinklers. Only a few minutes drive to the Lake and amenities.