



1317 8 Street N
Lethbridge, Alberta

MLS # A2141480



\$354,900

Division:	Stafford Manor		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,449 sq.ft.	Age:	1911 (113 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Insul		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub		

Inclusions: N/A

Nestled in a charming, mature neighbourhood with large trees, this delightful one and a half story home offers a serene and welcoming living environment. The property features three spacious bedrooms upstairs, including a primary bedroom that provides a private retreat on the second level, with a full four-piece bathroom on the main floor, ensuring comfort and convenience for the entire family. The main floor showcases a bright and open living space with large windows that let in an abundance of natural light, creating a warm and inviting atmosphere. The living area seamlessly flows into the spacious, updated kitchen, which boasts modern appliances, ample counter space, and a breakfast bar, perfect for casual dining and entertaining. This home also includes a one-bedroom illegal basement suite, complete with its own full four-piece bathroom, kitchen, living area, and laundry, providing an excellent opportunity for additional rental income or multi-generational living. Outdoors, you'll find a spacious private backyard, ideal for relaxation and entertainment. The property also includes a substantial 24' x 32' oversized detached garage, perfect for car enthusiasts or to use as a workshop, along with additional parking space next to it for added convenience. The location is unbeatable, situated just steps away from a park and playground with access to trails in the coulees, offering excellent recreational opportunities for families and outdoor enthusiasts. The neighbourhood is known for its friendly community atmosphere and is conveniently close to schools, shopping centres, and other essential amenities. Don't miss your opportunity to own this fantastic home, Schedule a viewing with your Realtor today!