



807 8 Avenue S
Lethbridge, Alberta

MLS # A2179655



\$234,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1923 (101 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: Blinds, Garage Door Opener and 1 Control

Welcome to this updated 2-bedroom home located in the highly sought-after London Road area. Recent updates include quartz countertops with a marble backsplash in the kitchen, a contemporary Bath Fitter tub surround, and newer patio doors and an overhead garage door. The home also features two ceiling fans for added comfort and a family room in the basement that offers extra space for relaxation or recreation. Outside, you'll find a covered patio off the garage, ideal for enjoying evenings outdoors, and a front deck accessible from one of the bedrooms—perfect for morning coffee or soaking up the sun. The property sides onto a paved alley for easy access. Families will appreciate being just steps away from Kinsmen Park, with its playground and tennis courts, offering year-round outdoor activities. This is a fantastic opportunity to own a move-in ready home in a prime location. Perfect for first-time buyers, downsizers, or investors! Don't miss your chance to make it yours! Call your REALTOR® today to book a showing!