

# \$509,900 - 965 8 Street S, Lethbridge

MLS® #A2084825

**\$509,900**

5 Bedroom, 3.00 Bathroom, 618 sqft

Residential on 0.10 Acres

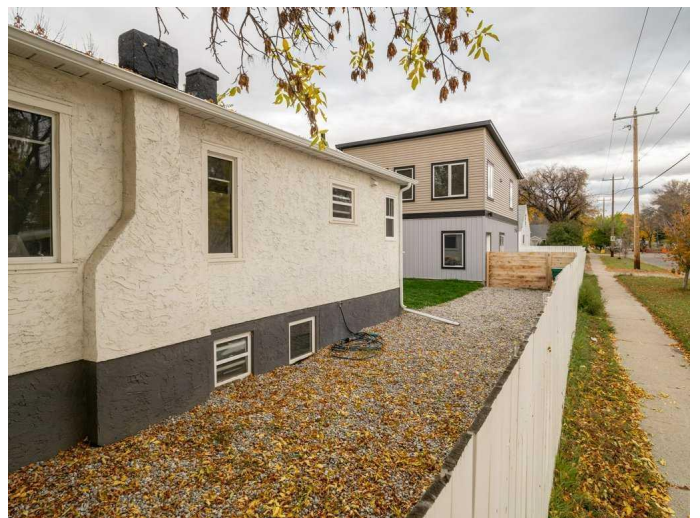
Fleetwood, Lethbridge, Alberta

This is not your everyday property! Here's your chance at a One Of A Kind opportunity in Lethbridge Alberta: The HOUSE - Totally upgraded from the studs in 2021, with many modern touches to this fully equipped 4 bed, 2 full bathroom beauty. The SUITE - Built brand new in 2021, sitting on top a massive heated double garage, offers a large bedroom, walk through closet and full bathroom; complete with a modern large kitchen, living room and dining area. The PROPERTY - Located in beautiful Fleetwood, a south Lethbridge neighbourhood just off Scenic Drive where you have the advantage of quick access to West Lethbridge, Downtown, the Hospital, the Enmax Center and all south amenities from your two completely separate homes; not only an investor's dream but it would also work quite well for a family with older kid(s), having them live under their own roof. Come take a look at this extremely rare opportunity. Whether you're investing or living here and looking for a tenant to help with the mortgage, the total separation makes this much more enticing for anyone living on this property.

Built in 1948

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2084825  |
| Price      | \$509,900 |
| Sold Price | \$500,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 618         |
| Acres          | 0.10        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 965 8 Street S |
| Subdivision | Fleetwood      |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 2K7        |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 4                                       |
| Parking        | Double Garage Detached, Gravel Driveway |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, Sump Pump(s), Vinyl Windows                        |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | Central Air, Other                                                |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                          |
| Construction      | Aluminum Siding, Composite Siding, Stucco, Vinyl Siding  |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2023 |
| Date Sold      | April 25th, 2024  |
| Days on Market | 203               |
| Zoning         | R-L               |
| HOA Fees       | 0.00              |

**Listing Details**

Listing Office            Onyx Realty Ltd.

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