

\$450,000 - 1210 8 Avenue S, Lethbridge

MLS® #A2101388

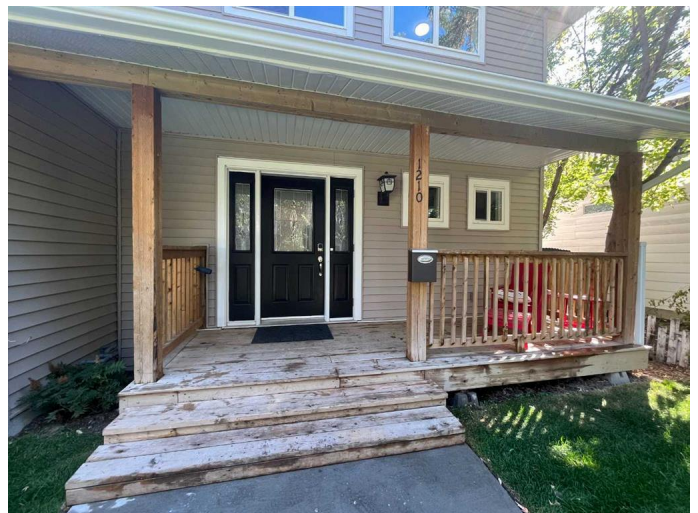
\$450,000

4 Bedroom, 3.00 Bathroom, 2,529 sqft

Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Opportunity awaits for you at this 2 Storey home located in the London Road area with over 2500 Sq/Ft above ground with 4 Bedrooms, 3 full bathrooms and office with an additional full kitchen in the basement that could be used as a 2 bedroom illegal suite or rather the perfect place for a multi-generational home. The 1200 Sq/Ft addition was completed in 2019. Entering in from the front veranda of this north facing home there is a large entrance way and living room with fireplace that leads you to a covered deck on the south side of the home. To the left of the entrance is a vast formal dining room as well another dining area and kitchen with granite counter tops and reverse-osmosis filtration under the sink. There is a 3-piece bathroom on the main floor with a bedroom and office (add a wardrobe if you need this space for another bedroom). Upstairs you have your enormous primary bedroom with a long walk-in closet, private south facing deck and ensuite that has a nook, soaker tub and vanity, within the ensuite is a separate room that has the shower and toilet. Downstairs there is an additional 2 bedrooms, 3-piece bathroom, laundry, family room, entertainment room with a sink and full kitchen. The home features large windows, coffered ceilings, newer vinyl and refinished hardwood flooring, trim, paint, lots of lighting, creative accents and built-ins enhance the overall appeal. The backyard has a heated detached heated triple-car garage yes that is a triple garage that goes to the east



side back lane. Possession can be immediate so view this home today! Please view the video walkthrough in the links tab or on YouTube, you can search for the home address there.

Built in 1942

Essential Information

MLS® #	A2101388
Price	\$450,000
Sold Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,529
Acres	0.14
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1210 8 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1P8

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Soaking Tub
Appliances	Dishwasher, Dryer, Stove(s), Washer
Heating	Electric, Forced Air, Heat Pump, Natural Gas

Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Bath, Decorative, Electric, Insert, Living Room
Has Basement	Yes
Basement	See Remarks, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 11th, 2024
Date Sold	January 18th, 2024
Days on Market	6
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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