

# \$315,000 - 1509 8 Avenue N, Lethbridge

MLS® #A2117806

## \$315,000

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.16 Acres

Westminster, Lethbridge, Alberta

The corner lot bungalow on TWO lots! This cute home features 4 bedrooms + den, plentiful storage space, single attached garage, 2 full bathrooms and a bright main floor with immaculate hardwood floors! The front yard is fully landscaped with minimal maintenance required and the backyard is your soon to be oasis for the summer! Complete with garden, patio, awning and tons of privacy. Situated with great access to amenities, arterial roads, public transportation and so much more, there are not many opportunities as good as this one!

Built in 1955

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2117806    |
| Price          | \$315,000   |
| Sold Price     | \$319,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,011       |
| Acres          | 0.16        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1509 8 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 1B1         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                            |
| Cooling           | Central Air                                                                           |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Corner Lot, Lawn, Landscaped |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2024 |
| Date Sold      | April 12th, 2024 |
| Days on Market | 16               |
| Zoning         | R-L(W)           |
| HOA Fees       | 0.00             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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