

\$424,900 - 2202 8a Avenue S, Lethbridge

MLS® #A2121125

\$424,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.15 Acres

Victoria Park, Lethbridge, Alberta

If an awesome southside location is in your search criteria please take note of this well maintained, clean, 4 level split in Victoria Park neighborhood. Close to the Hospital, Henderson Lake, schools, shopping, golf course, bike paths and walking trails, this may be the right home for you. Same owners have lived here for the last 27 years! They have the history and have done lots of improvements. Weeping tile and sump pumps were added years ago so no issues with water. They have added a rear garage, changed out windows, added a mini addition, updated furnace and hot water tank, new roof shingles, fencing with concrete retaining walls, landscaping and recently refreshed the interior paint and returned the front garage by putting in the new garage door. The home has a lot of windows allowing so much natural light throughout the house!! If you are a car enthusiast, you will appreciate the 2nd garage that is 24 x 26 heated, with 10 ft ceilings so a lift can be added.. The yard is really cool with patio & deck space in front, side and back of the property depending on the weather! There are 4 entrances from the main house so truly utilizes the flow to the yard spaces from the kitchen and 3rd level. An awning covers the side deck where the barbeque is set up. The pie shape lot leaves a ton of room for the kids trampoline or a place to throw the ball for the dogs. This is an ideal home for the young couple starting out like these owners were. Raised their son here and now time to move



on. They have enjoyed the convenience of this neighborhood and most of the homes around them show true pride of ownership! If you are looking for an established neighborhood, convenient location and a keeper house, be sure to take a look at this one!!

Built in 1956

Essential Information

MLS® #	A2121125
Price	\$424,900
Sold Price	\$412,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2202 8a Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1S6

Amenities

Parking Spaces	7
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Central Vacuum, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Yard Drainage, Pie Shaped Lot
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 26th, 2024
Days on Market	16
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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