

\$279,900 - 1243 8a Avenue S, Lethbridge

MLS® #A2140775

\$279,900

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.10 Acres

London Road, Lethbridge, Alberta

Don't miss out on this cute southside bungalow nestled in the heart of Lethbridge in the London Road subdivision. This mature 1,012 sq ft bungalow offers a two bedroom main floor plan that comes complete with hardwood floors, claw foot tub, updated kitchen and a dining room that looks out to your private yard. The subtle character and charm make this a place to call Home for the first time home buyer, the downsizing senior or any buyer in between looking for an affordable home with added touches. Over the years this home has been loved and maintained. From the roof being updated, to the kitchen and dining room renovations, new plumbing and even central a/c. But don't stop there, the list keeps going to include a newer high efficiency furnace, all new wiring, and a complete over haul of the basement to include weeping tile, a sump pump, and a legal bachelor suite that you can rent out to bring in a little income.

Outside you will love the patio area and fully fenced yard. Just like the home, it gives you a comfortable space to enjoy that is all yours.

Built in 1933

Essential Information

MLS® #	A2140775
Price	\$279,900
Sold Price	\$310,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.10
Year Built	1933
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1243 8a Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1S4

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Driveway, Front Drive, Off Street

Interior

Interior Features	Laminate Counters, Sump Pump(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Partial, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2024
Date Sold June 29th, 2024
Days on Market 17
Zoning R-L(L)
HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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