

\$349,900 - 1317 8 Street N, Lethbridge

MLS® #A2141480

\$349,900

4 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.16 Acres

Stafford Manor, Lethbridge, Alberta

Nestled in a charming, mature neighbourhood with large trees, this delightful one and a half story home offers a serene and welcoming living environment. The property features three spacious bedrooms upstairs, including a primary bedroom that provides a private retreat on the second level, with a full four-piece bathroom on the main floor, ensuring comfort and convenience for the entire family. The main floor showcases a bright and open living space with large windows that let in an abundance of natural light, creating a warm and inviting atmosphere. The living area seamlessly flows into the spacious, updated kitchen, which boasts modern appliances, ample counter space, and a breakfast bar, perfect for casual dining and entertaining. This home also includes a one-bedroom illegal basement suite, complete with its own full four-piece bathroom, kitchen, living area, and laundry, providing an excellent opportunity for additional rental income or multi-generational living. Outdoors, you'll find a spacious private backyard, ideal for relaxation and entertainment. The property also includes a substantial 24' x 32' oversized detached garage, perfect for car enthusiasts or to use as a workshop, along with additional parking space next to it for added convenience. The location is unbeatable, situated just steps away from a park and playground with access to trails in the coulees, offering excellent recreational opportunities for families and outdoor enthusiasts. The neighbourhood is



known for its friendly community atmosphere and is conveniently close to schools, shopping centres, and other essential amenities. Don't miss your opportunity to own this fantastic home, Schedule a viewing with your Realtor today!

Built in 1911

Essential Information

MLS® #	A2141480
Price	\$349,900
Sold Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,449
Acres	0.16
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1317 8 Street N
Subdivision	Stafford Manor
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1Z3

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Insulated, Off Street, Oversized, Parking Pad

Interior

Interior Features	Breakfast Bar, Jetted Tub
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Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 21st, 2024
Days on Market	37
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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