# \$449,900 - 804 8 Avenue S, Lethbridge

MLS® #A2207856

# \$449,900

5 Bedroom, 3.00 Bathroom, 1,340 sqft Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Have you been dreaming of a home in the desirable London Road area but don't want the hassle of renovations? Look no further than this stunning 5 bedroom 3 bathroom bungalow at 804 8th Ave South!

Beautifully renovated while preserving its original historic charm, this home offers the perfect blend of character and modern updates. The roof, plumbing, and electrical have all been upgraded, the exterior painted, and multiple new egress windows have been installed.

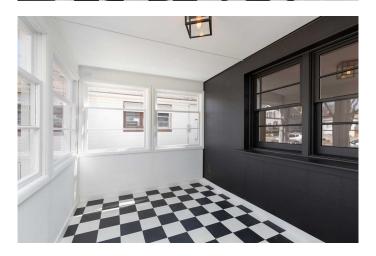
The remodeled kitchen boasts brand-new appliances, and all three bathrooms have been completely redoneâ€"you won't want to miss the unique sink in the half bath!
Throughout the main floor, you'II find gorgeous original hardwood floors and elegant tile work.

The main floor features a heated front porch, an elegant living area with an electric fireplace, a dining space, two bedrooms, and 1.5 bathrooms. Downstairs, the fully developed basement includes new flooring with a special membrane under the carpet and laminate, three additional bedrooms, the third bathroom, laundry area, wet bar, and a living area.

Outside, the property offers a single detached garage with plenty of room to expandâ€"this generous lot is over 6,000 square feet (just







check with the city for possibilities).

Don't miss out on this exquisite home! Call a REALTOR® today to schedule your private viewing. Quick possession is available.

Built in 1946

## **Essential Information**

MLS® # A2207856
Price \$449,900
Sold Price \$448,500

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,340 Acres 0.14 Year Built 1946

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

# **Community Information**

Address 804 8 Avenue S
Subdivision London Road
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J 1P2

## **Amenities**

Parking Spaces 1

Parking Single Garage Detached

### Interior

Interior Features Quartz Counters, Crown Molding

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Electric

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, Standard Shaped Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Date Sold April 19th, 2025

Days on Market 16

Zoning R-L(L) HOA Fees 0.00

# **Listing Details**

Listing Office Lethbridge Real Estate.com

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