

# **\$515,000 - 2723 8a Avenue N, Lethbridge**

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MLS® #A2225317

**\$515,000**

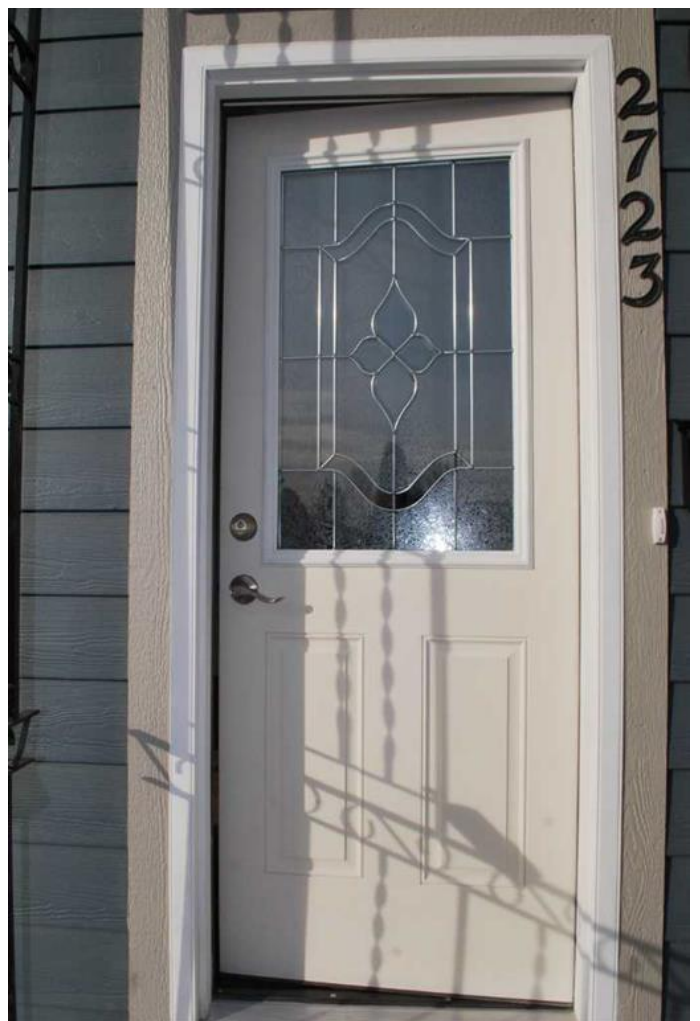
4 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.18 Acres

Majestic Place, Lethbridge, Alberta

Outstanding down to the studs renovation on the north side. Four bed, 2 bath, 2 garage bungalow with an option for extended family to live downstairs.

Offering 2 bedrooms and a full bath on the main floor, and a separate entrance from inside the attached garage to the 2 bedroom, 3 piece bath plus family room with a kitchenette/wet bar downstairs. Updates include: new torch down roof on the house and shingles on the detached garage, windows, hardie board on the front of the house, landscaping front and back, poured concrete in attached garage, front driveway and rear of house patio area, entire exterior walls spray foam insulated, electrical and plumbing throughout, vinyl plank flooring and carpet, soft close kitchen cabinets, quartz and live edge countertops, lighting, stainless appliances, bathroom vanities, toilets and fixtures, furnace, hot water tank and central air, downstairs kitchen cabinets and live edge countertop and of course paint throughout. The basement offers an ideal setup for an in-law suite., AIRBNB or rent it out for additional income. The garage sizes are 12' x 31' attached and 16.5' x 27.5' for the detached garage Quick possession is available.



Built in 1967

## **Essential Information**

MLS® #

A2225317

|                |             |
|----------------|-------------|
| Price          | \$515,000   |
| Sold Price     | \$515,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 962         |
| Acres          | 0.18        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2723 8a Avenue N |
| Subdivision | Majestic Place   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 1E3          |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                           |
| Parking        | Single Garage Detached, Additional Parking, Converted Garage, Off Street, RV Access/Parking |

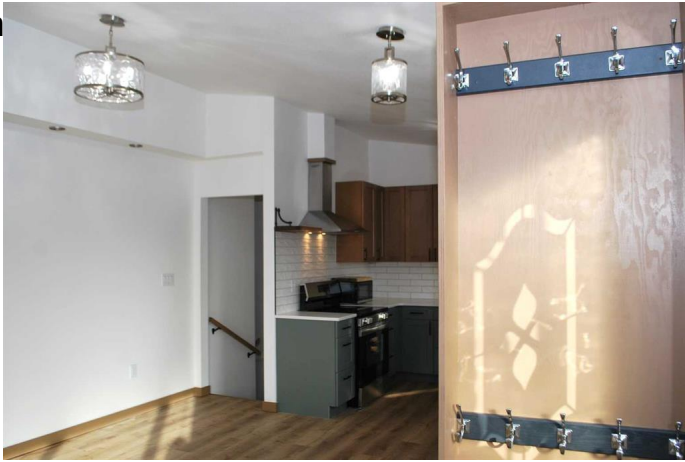
### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Built-in Features, Separate Entrance, Storage, Wet Bar |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Oven                                                                                         |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full, Separate/Exterior Entry                                                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden, Storage                  |
| Lot Description   | Back Yard, Back Lane, Cul-De-Sac |

|              |                             |
|--------------|-----------------------------|
| Roof         | Shingle, Flat Torch Membran |
| Construction | Mixed                       |
| Foundation   | Poured Concrete             |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 28th, 2025  |
| Date Sold      | July 16th, 2025 |
| Days on Market | 49              |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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