

# \$320,000 - 817 8 Avenue S, Lethbridge

MLS® #A2228595

## \$320,000

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.06 Acres

London Road, Lethbridge, Alberta

Like new in many ways, this 762 sq. ft. bi-level built in 2017 nestled in the heart of London Road may just be the opportunity you've been waiting for. Fully developed with one bedroom and bathroom up, a second bedroom and bathroom down, a spacious family / living room on each level, and modern finishes throughout. Out back you'll find a large composite rear deck connecting the house to a 22X24 double detached garage that is finished to paint stage (or better). Most windows on the house and garage are fortified with metal roll shutters for both privacy and security. All this in walking distance to the downtown core, or a walk along the coulees' edge. Call your REALTOR® for details on the protocol for offers and possession. \*\*Sold on an "as-is, where-is on completion" basis with no warranties or representations.

Built in 2017

## Essential Information

MLS® #	A2228595
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	762
Acres	0.06
Year Built	2017



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	817 8 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1P1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	32
Zoning	R-L (L)

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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