

**920 8 Street N**  
**Lethbridge, Alberta**

**MLS # A2264042**



**\$364,900**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Staffordville           |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bungalow                |               |                   |
| <b>Size:</b>     | 882 sq.ft.              | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.12 Acre               |               |                   |
| <b>Lot Feat:</b> | Back Yard               |               |                   |

|                    |                                                       |                   |     |
|--------------------|-------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** Security Cameras, Basement fridge

This charming bungalow is a fantastic find for families and investors alike! With four bedrooms & two upstairs and two downstairs & it offers flexible living spaces perfect for multi-generational living, a home office, or guest suites. The multiple levels provide privacy and separation, balancing comfort and functionality beautifully. Located in a fantastic neighborhood, this property boasts unbeatable convenience: it's steps away from a lovely park for recreation and relaxation, close to a playground ideal for kids, and also close to Lethbridge Christian School and St Paul School making drop-offs and pick-ups a breeze for parents. You'll also appreciate the nearby convenience stores for quick errand runs and gas stations for easy fuel-ups. Whether you're raising a family, looking for rental potential, or seeking a comfortable lifestyle with amenities at your doorstep, this home ticks many boxes. Its blend of space, charm, and good location makes it a standout choice.