

**957 8 Street S**  
**Lethbridge, Alberta**

**MLS # A2285744**



**\$219,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	(R-L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** n/a

1909 Character home with Massive Potential: Calling all visionaries, contractors and restoration experts! This 1909 home is a rare opportunity to strip back the layers of time and build serious equity. While this home requires a comprehensive "top-to-bottom" renovation- including remediation for Cigarette smoke and a basement foundation awaiting completion, the massive upsides make this a standout project for the right buyer. 3 bed 2 bath footprint a solid, functional starting point for a high end flip or a custom heritage restoration.