



Anne French
Your REALTOR®
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1238 8 Street N
Lethbridge, Alberta

MLS # A2309017



\$299,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bi-Level		
Size:	782 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: fridge, stove, washer, dryer, hood fan (all appliances as is)

Ready, set, RENOVATE! This little home is perfect for the handyman ready to apply his skillset to rejuvenate this once sparkling little home. Loaded with value, the 780 sq. ft. house is sitting on a foundation poured in approximately 1989. It boasts both 12X22 single and 24X24 double detached garages with additional off-street parking. The house has a newer energy efficient furnace, hardwood floors, built in cabinetry and more. The basement has large family room, a dry bar, a 2pc bath with a tin shower, 1 bedroom, laundry room and additional storage. All this sitting on a 66 X 118 ft. lot close to coulees, walking paths and a playground. Don't hesitate, opportunity awaits but it won't wait long.