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Love where you live.

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1241 8 Avenue S  
Lethbridge, Alberta

MLS # A2309294



**\$374,500**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1928 (98 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, Stall		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Low Maintenance Landscape, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vinyl Windows		

**Inclusions:** Items in home may be for sale please inquire if interested

Incredible Opportunity in the Desirable London Road Area! Looking for a unique property with income potential? This charming home offers the perfect combination of character, comfort, and functionality &mdash; ideal for first-time buyers, investors, or anyone needing extra space. - Features Include: &bull; Character home originally built in the 1920s with extensive upgrades completed in 2004 &bull; Central air conditioning &bull; New hot water tank &bull; Roof replaced within the last 5 years &bull; Spacious living room perfect for relaxing or entertaining &bull; Convenient main-floor laundry &bull; Functional kitchen and dining area ideal for hosting family and friends &bull; Partial basement with potential for a third bedroom - Dream Shop / Garage Space: The impressive 728 sq. ft. heated shop features: - In-floor heating - Water & sewer hookups - Plenty of room for vehicles, toys, storage, or a workspace - BONUS &dash; Furnished Carriage House! The beautiful one-bedroom carriage house makes an ideal: &bull; Guest suite &bull; Revenue-generating rental opportunity Enjoy relaxing on the front or backyard patio areas while taking advantage of everything this one-of-a-kind property has to offer. - Don&rsquo;t miss your chance to own this versatile property in one of the city&rsquo;s most sought-after neighborhoods! Please Note: Garage contains an illegal suite.