

**2702 8A Avenue N
Lethbridge, Alberta**

MLS # A2322229



\$339,000

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|------------------|---|---------------|-------------------|
| Division: | Majestic Place | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 988 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Off Street, Single Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Masonite, Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, See Remarks | | |

Inclusions: Shed with metal/tin roof/exterior

This solid 988 square foot bungalow is located in a quiet, mature neighbourhood with easy access to 28 st N and multiple transit stops. With 2 bathrooms and 3 bedrooms (basement bedroom does not have legal egress windows), full finished basement and single attached garage, the home offers great value for first time home buyers or investment. A full, finished basement with laundry hookups both upstairs and down allow for ease of use no matter your living plans. The single attached garage is heated and has 220V power, perfect for the tinkerer or home mechanic. Corner lot with some mature trees and a fenced back/side yard and lane access leave options for enjoying some quiet private outdoor time in this less busy area of the north side.