



Anne French  
Your REALTOR®  
Love where you live.

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2209 8A Avenue S  
Lethbridge, Alberta

MLS # A2322458



**\$395,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, Washer/Dryer, Window Coverings, piano Stove as is, Microwave as is, Dishwasher as is.

Check out this beautiful house that's been in the same family since 1970 here in Victoria Park. This bungalow was extra spacious at over 1200 ft.<sup>2</sup> with three bedrooms up and one down there's also a single detached garage with good alley access. There's lots of storage space The home has been well-maintained over the years, but there's still room for you to add equity and your personal touch The home is ready for a quick possession. Call your REALTOR® today and book a showing.