

**802 8 Street N**  
**Lethbridge, Alberta**

**MLS # A2206607**



**\$345,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Garage Faces Rear, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s)		

**Inclusions:** Curtains, both fridges

This spacious home offers incredible versatility and plenty of room to grow. The large front living room with two sunny windows creates a bright, welcoming space, while the country-style kitchen features an island, ample natural light, and rear deck access from the dining area. The main floor master suite includes a walk-through closet and 3-piece ensuite for added comfort. A large addition brings a HUGE family room overlooking the backyard, with two bedrooms and a full bathroom below. The home could also include a mother-in-law suite with the separate entry, perfect for extended family or rental. The fully developed basement offers two more bedrooms, a third full bathroom, and a flex room. Outside, the HUGE lot with mature trees provides space for outdoor activities or gardening. The super-single garage offers extra storage and newer shingles. Located in Senator Buchanan, this home is close to Dave Elton Park, schools, playgrounds, and public transportation—making it the perfect blend of space, flexibility, and charm!