



GRASSROOTS
REALTY GROUP

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915 8 Street S
Lethbridge, Alberta

MLS # A2297267



\$230,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	764 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	31-8-21-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: None

Attention investors and first-time buyers! This charming 2-bedroom, 1-bath home in highly sought-after London Road offers an incredible opportunity to own in one of the city's most vibrant and walkable neighborhoods. With 764 sq ft of above-grade living space (RMS), this home is perfectly suited for those entering the market or seeking a solid investment in a prime central location. Enjoy the lifestyle that comes with living close to everything. Take a short walk to your local grocer for a summer evening ice cream, beautiful Kinsmen Park featuring a playground, basketball and tennis courts, and even the local library! Just minutes from the downtown core, you'll have access to excellent shopping, some of the city's best restaurants, and year-round festivals, live music, arts, and activities. This central location makes getting around the city quick and convenient, whether commuting, running errands, or enjoying all that Lethbridge has to offer. Set on a quiet, tree-lined street with a strong sense of community, this property blends character, convenience, and long-term potential, making it ideal for investors seeking desirable rental locations or first-time buyers looking to settle into a sought-after neighborhood. This home offers a functional layout plus an addition providing approximately 150+ sq ft of additional living space (not included in RMS measurements), adding extra flexibility. Key updates include shingles on the main roof (2020) and addition (2023), updated windows (main front window replaced in 2020), new refrigerator (similar to old one shown in photos), and a newer bathroom vanity and sink. The kitchen is equipped with an electric range and also includes a gas line for future use. Outside, you'll find a detached single-car garage with electricity, a newer manual garage door, and additional parking. Whether

you're looking for a place to call home or a smart investment in a prime central neighborhood, this property delivers on location, lifestyle, and potential! Contact your favorite Realtor today!