



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

912 8 Street S
Lethbridge, Alberta

MLS # A2317300



\$299,900

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	913 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: NA

London Road is all about lifestyle, character, and convenience. Located in one of Lethbridge's established neighbourhoods, you'll enjoy being close to downtown, walking paths, schools, amenities, and easy access throughout the city. Whether you're looking to get into homeownership, searching for an investment property, or wanting an opportunity to build some equity over time, this detached home is worth a look. The main floor offers 2 bedrooms, a 4-piece bathroom, a comfortable living room, and kitchen. At the back of the home, you'll find a mudroom/laundry area with access to the crawl space below. Upstairs features a loft-style bedroom with its own 4-piece bathroom, creating a private space that could work well as a primary bedroom, guest area, or flex space depending on your lifestyle needs. Over the years, the home has seen improvements and updates, providing a solid starting point for the next owner. Outside, there is a concrete patio area to enjoy, plus a single detached garage with alley access for parking, storage, or workshop space. If you've been looking for an affordable opportunity in a great location, this London Road property may be the one you've been waiting for.