



GRASSROOTS
REALTY GROUP

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910 8 Street S
Lethbridge, Alberta

MLS # A2326587



\$415,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	1909 (117 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	None	Zoning:	R-L
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
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Welcome to 910 8th Street South—a charming Victorian home nestled in the heart of Fleetwood, one of Lethbridge's most sought-after mature neighbourhoods. Just steps from Kinsmen Park, the Urban Grocer, the coulees, and within walking distance to the hospital and downtown, this location offers the perfect blend of convenience and community. Set on two city lots, this storybook home is full of timeless character and rich Lethbridge history. From the welcoming curb appeal to the beautiful mature trees and friendly neighbours, you'll fall in love with the warmth and charm this property offers. Thoughtfully updated while preserving its classic appeal, the home features a stunning fully renovated kitchen (2024), rebuilt fencing (2023), refreshed landscaping (2023), some newer PVC windows, a high-efficiency furnace, and an oversized newer hot water tank. The shingles were replaced in 2019, the home has a 100-amp electrical service with no knob-and-tube wiring, offering added peace of mind. Outside, you'll find a large single garage with plenty of room for a workshop or the potential to add a second overhead door. Whether you're enjoying a quiet morning under the trees or an evening stroll through the nearby coulees, this is a home that truly captures the character and charm of South Lethbridge living. If you've been searching for a home with personality, history, and modern updates in an exceptional neighbourhood, 910 8th Street South is one you won't want to miss.