



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3, 550 8 Avenue S
Lethbridge, Alberta

MLS # A2330497



\$379,900

Division:	London Road		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,011 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Storage		

Inclusions: NA

Welcome to low-maintenance living without compromising on space! Offering 2,016 sq. ft. of fully developed living space, this brand-new condominium is thoughtfully designed for today's lifestyle in one of Lethbridge's most sought-after central locations. Featuring 3 spacious bedrooms, each with its own walk-in closet, a dedicated main-floor office/flex room, and 2.5 bathrooms, this home provides the flexibility families, professionals, and downsizers have been searching for. The open-concept main floor is perfect for entertaining, with a bright living room, spacious dining area, modern kitchen complete with a pantry, and convenient powder room. Downstairs, you'll find all three bedrooms, including a generous primary suite featuring a walk-in closet and a beautiful 4-piece ensuite with double sinks. A second full bathroom and conveniently located laundry complete the lower level. Located in the heart of London Road, you'll enjoy being just minutes from downtown, restaurants, shopping, schools, parks, transit, and Lethbridge's beautiful coulee walking paths. Built with today's construction standards and quality finishes, this home offers the perfect combination of comfort, convenience, and peace of mind. Whether you're purchasing your first home, downsizing, or adding to your investment portfolio, this is an exceptional opportunity to own a brand-new home in a prime central location.