



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1238 8 Street N
Lethbridge, Alberta

MLS # A2340661



\$399,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bi-Level		
Size:	806 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Storage		

Inclusions:	None
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Welcome home to this beautifully renovated bi-level in Lethbridge's Senator Buchanan subdivision! Originally built in 1955, this home has been given a fresh new look while keeping all the things that make a home feel like home. The main floor features two bedrooms, a spacious living area, and a handy four-piece bathroom. Head downstairs and you'll find even more room to spread out with a great rec room, third bedroom, three-piece bathroom, and a cute little bar area that's just waiting for game nights, movie nights, or your next get-together. And let's talk garages! You get a BIG double detached garage measuring approximately 23'5" x 23'10", PLUS an additional single detached garage measuring approximately 11'6" x 21'4". Need parking? Storage? A workshop? Space for all the toys? You've got options! Fresh, functional, full of possibilities, and sitting in an wonderful Lethbridge neighbourhood, this one is ready for you to move in and make it your own. Call your favourite REALTOR and come take a peek; I think you're going to like this one!