



GRASSROOTS
REALTY GROUP

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959 8 Street S
Lethbridge, Alberta

MLS # A2350806

\$295,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	1909 (117 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

CHARMING STARTER HOME IN A GREAT LOCATION! Looking for a place to call home? This charming property at 959 8th St. S. is a great opportunity for first-time buyers, small families, or anyone looking to get into the market! Featuring two spacious bedrooms upstairs with deep closets and a four-piece bathroom, this home offers comfortable living with plenty of potential. You'll appreciate the updated windows throughout and new carpeting, adding to the home's appeal. Outside, enjoy a large yard with plenty of room for gardening, entertaining, or simply relaxing. The single detached garage provides extra storage and parking convenience. Location is everything! Situated in a desirable area with beautiful mature trees, this home is close to schools and Lethbridge's stunning coulees, where you can enjoy miles of walking and running paths. Whether you're starting your homeownership journey or looking for a property with room to make it your own, this is an opportunity you won't want to miss!