# \$449,900 - 804 8 Avenue S, Lethbridge

MLS® #A2207856

### \$449,900

5 Bedroom, 3.00 Bathroom, 1,340 sqft Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Have you been dreaming of a home in the desirable London Road area but don't want the hassle of renovations? Look no further than this stunning 5 bedroom 3 bathroom bungalow at 804 8th Ave South!

Beautifully renovated while preserving its original historic charm, this home offers the perfect blend of character and modern updates. The roof, plumbing, and electrical have all been upgraded, the exterior painted, and multiple new egress windows have been installed.

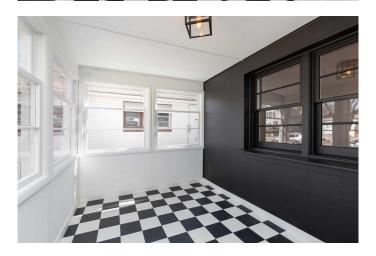
The remodeled kitchen boasts brand-new appliances, and all three bathrooms have been completely redoneâ€"you won't want to miss the unique sink in the half bath!
Throughout the main floor, you'II find gorgeous original hardwood floors and elegant tile work.

The main floor features a heated front porch, an elegant living area with an electric fireplace, a dining space, two bedrooms, and 1.5 bathrooms. Downstairs, the fully developed basement includes new flooring with a special membrane under the carpet and laminate, three additional bedrooms, the third bathroom, laundry area, wet bar, and a living area.

Outside, the property offers a single detached garage with plenty of room to expandâ€"this generous lot is over 6,000 square feet (just







check with the city for possibilities).

Don't miss out on this exquisite home! Call a REALTOR® today to schedule your private viewing. Quick possession is available.

Built in 1946

#### **Essential Information**

MLS® # A2207856 Price \$449,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,340 Acres 0.14 Year Built 1946

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 804 8 Avenue S
Subdivision London Road
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J 1P2

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Crown Molding, Quartz Counters

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, Standard Shaped Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning R-L(L)

## **Listing Details**

Listing Office Lethbridge Real Estate.com

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.