

# \$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 redone—you won't want to miss the unique sink in the half bath! Throughout the main floor, you'll 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 expand—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
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