

# \$395,000 - 1240 8a Avenue S, Lethbridge

MLS® #A2235525

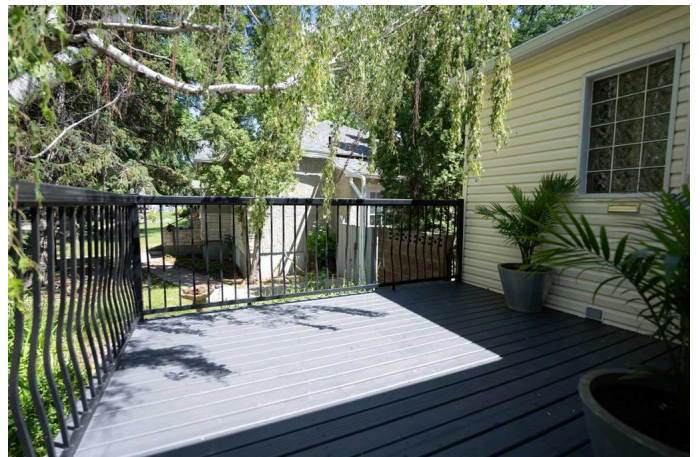
**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,060 sqft  
Residential on 0.13 Acres

Fleetwood, Lethbridge, Alberta

Welcome to this delightful character home bursting with charm and curb appeal! From the moment you arrive, you'll fall in love with its timeless details and inviting presence. Step inside to discover a bright and open floor plan with generous room sizes and a welcoming, airy feel throughout. Freshly painted and move-in ready, this home offers the perfect blend of character and modern updates. The beautifully updated kitchen is the heart of the home, ideal for family living and entertaining alike. A separate entrance to the basement opens up exciting suite potential, with the lower level featuring large windows, an updated bathroom, and a light-filled layout that doesn't feel like a basement at all. Outdoors, the oversized, tree-filled yard is a private oasis. Whether you're hosting a summer BBQ on the huge deck, or relaxing in the shade, this space is designed for fun and function. An oversized single garage is fully insulated and heated—perfect for a workshop, parking, or extra storage. Additional features include a brand new furnace, air conditioning, garburator, hot tub hook up, central vacuum, underground sprinklers, and more. This lovingly maintained, family-friendly home is perfect for entertaining, relaxing, and making memories for years to come. Don't miss this rare gem—schedule your showing today!

Built in 1947



## Essential Information

MLS® #	A2235525
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1240 8a Avenue S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 8A8

## Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Central Vacuum, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Many Trees, Secluded, Underground Sprinklers
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	1
Zoning	R-L(L)

### **Listing Details**

Listing Office	eXp Realty of Canada
----------------	----------------------

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.