

1201 8 Avenue S  
Lethbridge, Alberta

MLS # A2273926



**\$345,000**

|                  |                               |                               |
|------------------|-------------------------------|-------------------------------|
| <b>Division:</b> | London Road                   |                               |
| <b>Type:</b>     | Residential/Duplex            |                               |
| <b>Style:</b>    | Attached-Front/Back, Bi-Level |                               |
| <b>Size:</b>     | 878 sq.ft.                    | <b>Age:</b> 1986 (40 yrs old) |
| <b>Beds:</b>     | 5                             | <b>Baths:</b> 2               |
| <b>Garage:</b>   | Off Street                    |                               |
| <b>Lot Size:</b> | 0.05 Acre                     |                               |
| <b>Lot Feat:</b> | Corner Lot, Landscaped        |                               |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Metal                            | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco                    | <b>Zoning:</b>    | R-L(L) |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters                 |                   |        |
| <b>Inclusions:</b> | N/A                              |                   |        |

Located in a highly desirable south side neighborhood, this half duplex offers both comfort and convenience just a short two minute walk from Kinsmen Park. With five bedrooms and two bathrooms, it's a home that feels open and welcoming while still offering plenty of privacy and space for everyone. The main level has been updated with stylish new flooring, and the kitchen features granite countertops, new cabinets, and modern appliances that make the space shine. Throughout the home, you'll find an impressive amount of storage that keeps life organized and uncluttered. With its modern touches and location, this is a property that stands out for all the right reasons.