

# \$324,900 - 1909 8 A Avenue N, Lethbridge

MLS® #A2248374

## \$324,900

2 Bedroom, 2.00 Bathroom, 773 sqft

Residential on 0.12 Acres

Westminster, Lethbridge, Alberta

Come on home to this charming 773 sq ft, 2-bedroom, 1.5-bath bungalow with room to grow! This well-maintained gem features central air conditioning, upgraded windows and doors, and a spacious deck perfect for relaxing or entertaining. Located in a quiet neighborhood near schools, parks, and shopping, it's™s ideal for first-time buyers, investors, or those looking to downsize. The layout offers potential for additional bedrooms, and the massive 3-car garage is a must-see for anyone needing extra space. A fantastic opportunity in a prime location.

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248374    |
| Price          | \$324,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 773         |
| Acres          | 0.12        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1909 8 A Avenue N |
| Subdivision | Westminster       |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 1C7           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

## Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Vinyl Windows  |
| Appliances        | Other          |
| Heating           | Forced Air     |
| Cooling           | Central Air    |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Back Lane, Back Yard   |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-L(W)            |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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