

# \$399,900 - 1203 8 Street N, Lethbridge

MLS® #A2251045

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,009 sqft

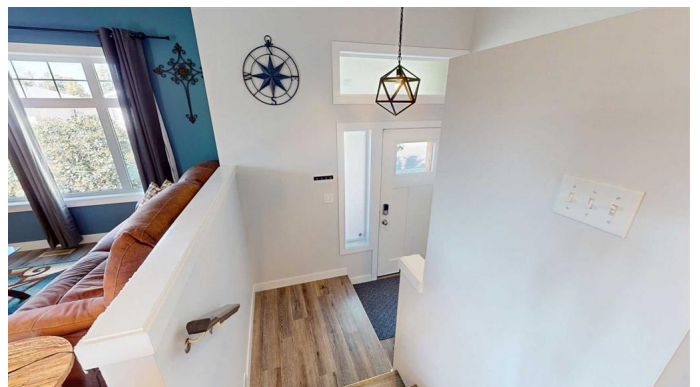
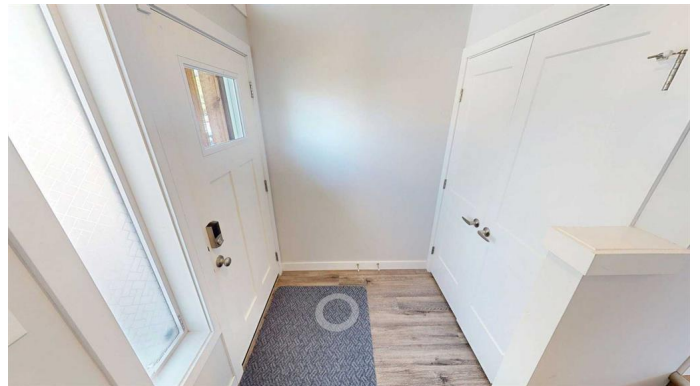
Residential on 0.11 Acres

Staffordville, Lethbridge, Alberta

IMMACULATELY KEPT semi-detached 4-level split home with HEATED double garage built in 2018. Home is in excellent condition and shows pride of ownership. Welcoming entry. Tall ceilings on main. Open plan for living room, dining room, and kitchen. Kitchen features quartz counters, stainless steel appliances, and corner pantry. Upper level houses 2 bedrooms with custom built-in shelving. There is also a nice laundry room, and a 4 piece bathroom with separate tub/shower combo and toilet room on this level. Lower level has large flex space room that could be used as a sitting room, gym area, music room etc., and has a small foyer with coat rack and sliding glass doors to patio and yard. This level also has a 3rd bedroom and another 3 piece bathroom with separate toilet and shower room. Basement is fully developed with large family room, storage room, utility room, and storage under the stairs that also features a ton of crawl space for extra storage. Backyard is fully fenced and landscaped with entrance to 23x24 double heated garage. There is also a gravel parking pad in the rear for a 3rd vehicle, and a paved driveway up front for a 4th vehicle. Home has convenience of central a/c to keep cool in the summer. Just up the street is a park and playground! Move in and enjoy!

Built in 2018

## Essential Information



MLS® #	A2251045
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	1203 8 Street N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1Z3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	R-L

**Listing Details**

Listing Office	REAL BROKER
----------------	-------------

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.