

# \$329,900 - 1253 8a Avenue S, Lethbridge

MLS® #A2259289

**\$329,900**

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.12 Acres

London Road, Lethbridge, Alberta

Great property offering a lot of options! With a non-conforming suite this home could be added to your income portfolio, live-up and rent down or extra living space for family members. The basement has been recently renovated and is ready for which ever direction you choose. Close to the Hospital, schools, down town and main thorough fares this home is in a great location. Call your Realtor® today to come take a look.

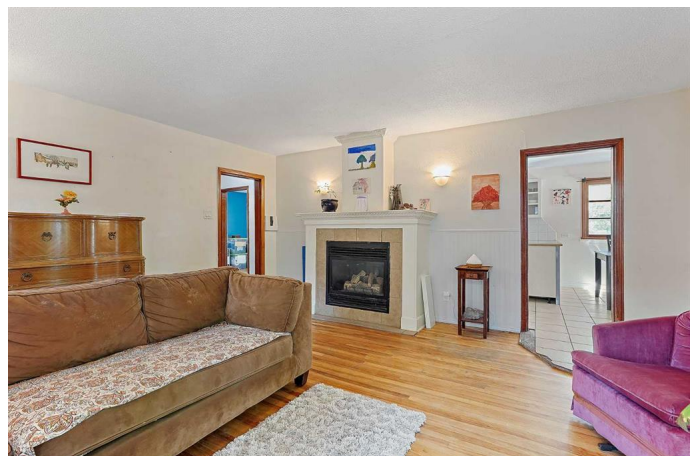
Built in 1946

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259289    |
| Price          | \$329,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 964         |
| Acres          | 0.12        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1253 8a Avenue S |
| Subdivision | London Road      |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1J 1S4    |

### Amenities

|         |                 |
|---------|-----------------|
| Parking | On Street, None |
|---------|-----------------|

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Breakfast Bar, Storage |
| Appliances        | Dishwasher, Stove(s)   |
| Heating           | Forced Air             |
| Cooling           | None                   |
| Fireplace         | Yes                    |
| # of Fireplaces   | 1                      |
| Fireplaces        | Gas                    |
| Has Basement      | Yes                    |
| Basement          | Full                   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage       |
| Lot Description   | Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Stucco                      |
| Foundation        | Block                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 43                   |
| Zoning         | R-L(L)               |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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