

**1230 8 Street N  
Lethbridge, Alberta**

**MLS # A2239656**



**\$269,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	1909 (116 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** shed as is.

Charming and updated bungalow located in a quiet North Lethbridge neighbourhood—just steps from a playground and beautiful coulee walking trails. This 2-bedroom, 1-bathroom home offers a smart and functional layout that’s perfect for first-time buyers, downsizers, or anyone looking for an affordable move-in ready option. The main living space features a recently updated kitchen with modern two-tone cabinetry, newer hardware, and a layout that flows right into the dining area. The living room is set at the back of the home and offers a comfortable space to relax, with great natural light throughout. Both bedrooms are well-proportioned, and the refreshed 4-piece bathroom and dedicated laundry area add everyday convenience. Outside, the backyard is a real bonus—featuring a good-sized deck, newer fencing, and raised garden boxes already planted with vegetables. Whether you’re entertaining, relaxing, or growing your own food, this yard is ready to enjoy.