

# \$525,000 - 2723 8a Avenue N, Lethbridge

MLS® #A2175592

## \$525,000

4 Bedroom, 2.00 Bathroom, 962 sqft  
Residential on 0.18 Acres

Majestic Place, Lethbridge, Alberta

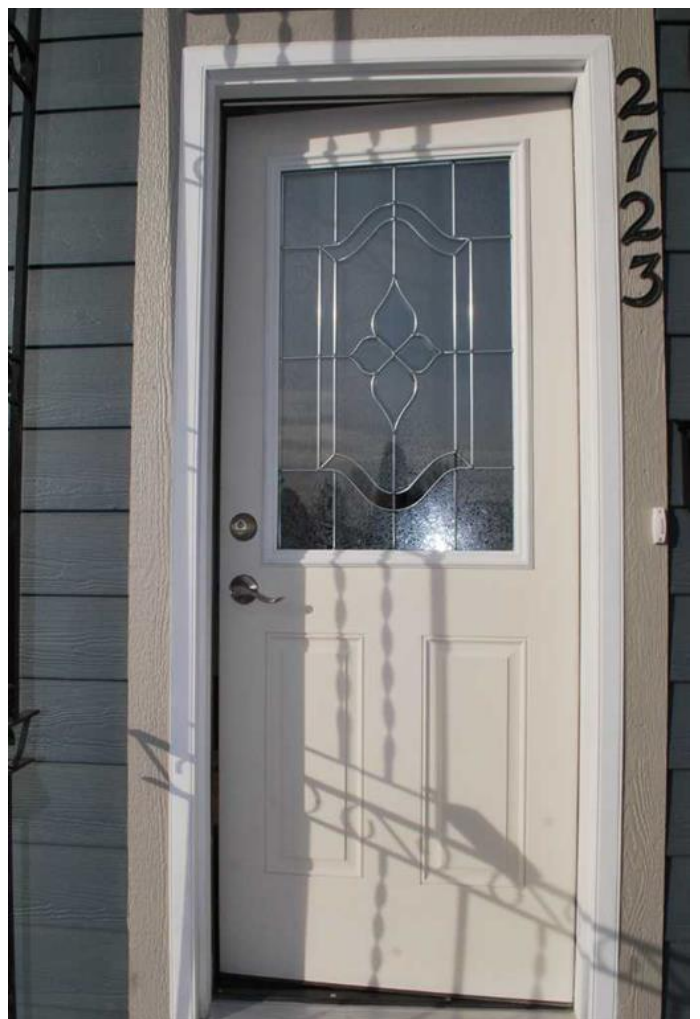
Outstanding down to the studs renovation on the north side. Four bed, 2 bath, 2 garage bungalow with an option for extended family to live downstairs.

Offering 2 bedrooms and a full bath on the main floor, and a separate entrance from inside the attached garage to the 2 bedroom, 3 piece bath plus family room with a kitchenette/wet bar downstairs. Updates include: new torch down roof on the house and shingles on the detached garage, windows, hardie board on the front of the house, landscaping front and back, poured concrete in attached garage, front driveway and rear of house patio area, entire exterior walls spray foam insulated, electrical and plumbing throughout, vinyl plank flooring and carpet, soft close kitchen cabinets, quartz and live edge countertops, lighting, stainless appliances, bathroom vanities, toilets and fixtures, furnace, hot water tank and central air, downstairs kitchen cabinets and live edge countertop and of course paint throughout. The basement offers an ideal setup for an in-law suite. Quick possession is available.

Built in 1967

## Essential Information

MLS® #	A2175592
Price	\$525,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	962
Acres	0.18
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2723 8a Avenue N
Subdivision	Majestic Place
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1E3

### **Amenities**

Parking Spaces	8
Parking	Additional Parking, Off Street, RV Access/Parking, Single Garage Detached, Converted Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Electric Oven
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Shingle, Flat Torch Membrane

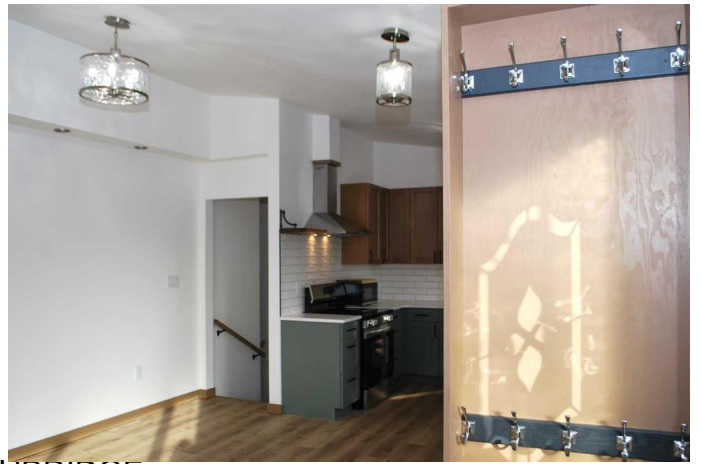
Construction Mixed  
Foundation Poured Concrete

**Additional Information**

Date Listed October 25th, 2024  
Days on Market 165  
Zoning R-L

**Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.