

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

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

### Interior

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

### Exterior

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

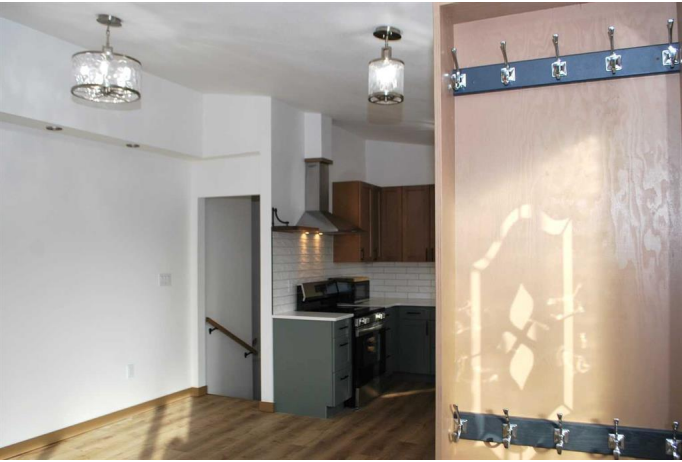
Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 25th, 2024  
Days on Market                197  
Zoning                              R-L

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE - LETHBRIDGE



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