

# \$345,000 - 802 8 Street N, Lethbridge

MLS® #A2206607

## \$345,000

5 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.21 Acres

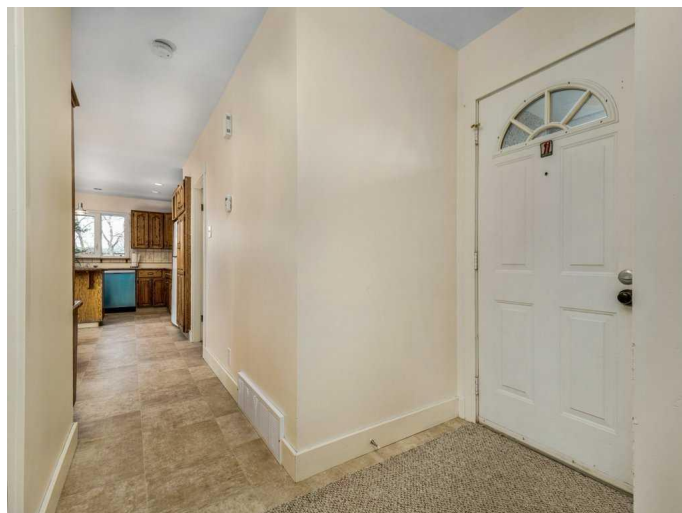
Senator Buchanan, Lethbridge, Alberta

This spacious home offers incredible versatility and plenty of room to grow. The large front living room with two sunny windows creates a bright, welcoming space, while the country-style kitchen features an island, ample natural light, and rear deck access from the dining area. The main floor master suite includes a walk-through closet and 3-piece ensuite for added comfort. A large addition brings a HUGE family room overlooking the backyard, with two bedrooms and a full bathroom below. The home could also include a mother-in-law suite with the separate entry, perfect for extended family or rental. The fully developed basement offers two more bedrooms, a third full bathroom, and a flex room. Outside, the HUGE lot with mature trees provides space for outdoor activities or gardening. The super-single garage offers extra storage and newer shingles. Located in Senator Buchanan, this home is close to Dave Elton Park, schools, playgrounds, and public transportationâ€”making it the perfect blend of space, flexibility, and charm!

Built in 1962

## Essential Information

MLS® #	A2206607
Price	\$345,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,361
Acres	0.21
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	802 8 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1Z1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached, Garage Faces Rear
# of Garages	1

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Corner Lot, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
-------------	------------------

Days on Market	41
Zoning	R-L

**Listing Details**

Listing Office	2 PERCENT REALTY
----------------	------------------

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.