

# \$375,000 - 2420 8a Avenue N, Lethbridge

MLS® #A2245617

## \$375,000

3 Bedroom, 1.00 Bathroom, 1,042 sqft

Residential on 0.14 Acres

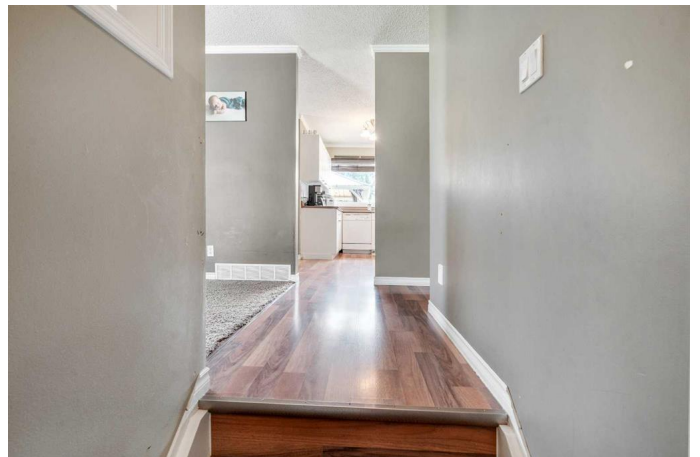
Majestic Place, Lethbridge, Alberta

Nice bungalow in Majestic Place neighbourhood on a large 57 foot wide lot with long driveway for 2 vehicles and gates for rv parking out back. Main floor features laminate flooring in hallway, kitchen, dining room, and bedrooms. Carpet in living room. Living room has large window that lets in plenty of light. Wainscoting in living room and dining room. Nice kitchen with white cabinets and sink looking out to backyard. Main floor features 3 bedrooms and a full bathroom with tub/shower combo. Basement is fully developed and home has a rear entry to backyard. Basement has a family room, games room, office, storage closet, and large laundry/utility room. Yard is big, fenced, and landscaped with an alley. There are 2 sheds and a pergola with a nice deck just recently built. Roof shingles, furnace, and central a/c done in 2015.

Built in 1964

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245617  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,042     |
| Acres          | 0.14      |
| Year Built     | 1964      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2420 8a Avenue N |
| Subdivision | Majestic Place   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 1E1          |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Concrete Driveway, Off Street, RV Access/Parking |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Wood Siding                                   |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 12               |
| Zoning         | R-L              |

### Listing Details

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