

\$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 | Garage Faces Rear, Off Street, Single Garage Detached |
| # 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 | 36 |
| 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.