

# \$399,900 - 1203 8 Street N, Lethbridge

MLS® #A2251045

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,009 sqft

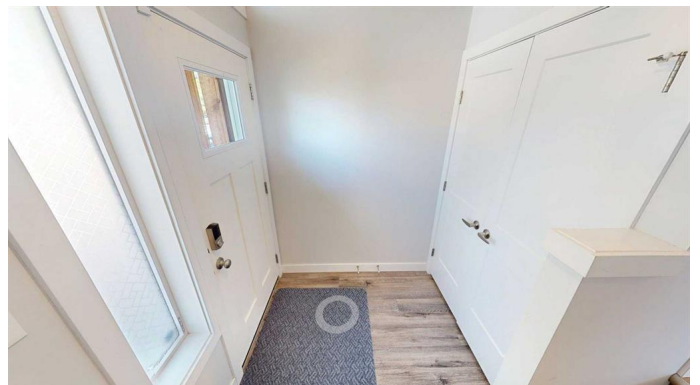
Residential on 0.11 Acres

Staffordville, Lethbridge, Alberta

IMMACULATELY KEPT semi-detached 4-level split home with HEATED double garage built in 2018. Home is in excellent condition and shows pride of ownership. Welcoming entry. Tall ceilings on main. Open plan for living room, dining room, and kitchen. Kitchen features quartz counters, stainless steel appliances, and corner pantry. Upper level houses 2 bedrooms with custom built-in shelving. There is also a nice laundry room, and a 4 piece bathroom with separate tub/shower combo and toilet room on this level. Lower level has large flex space room that could be used as a sitting room, gym area, music room etc., and has a small foyer with coat rack and sliding glass doors to patio and yard. This level also has a 3rd bedroom and another 3 piece bathroom with separate toilet and shower room. Basement is fully developed with large family room, storage room, utility room, and storage under the stairs that also features a ton of crawl space for extra storage. Backyard is fully fenced and landscaped with entrance to 23x24 double heated garage. There is also a gravel parking pad in the rear for a 3rd vehicle, and a paved driveway up front for a 4th vehicle. Home has convenience of central a/c to keep cool in the summer. Just up the street is a park and playground! Move in and enjoy!

Built in 2018

## Essential Information



|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2251045                    |
| Price          | \$399,900                   |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,009                       |
| Acres          | 0.11                        |
| Year Built     | 2018                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1203 8 Street N |
| Subdivision | Staffordville   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 1Z3         |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                   |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Off Street, Parking Pad, Insulated |
| # of Garages   | 2                                                                                   |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings                            |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Family Room, Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Crawl Space, Finished, Full                                                                                                       |

**Exterior**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 4                 |
| Zoning         | R-L               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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