

# \$329,900 - 923 8 Street N, Lethbridge

MLS® #A2249066

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,361 sqft

Residential on 0.13 Acres

Staffordville, Lethbridge, Alberta

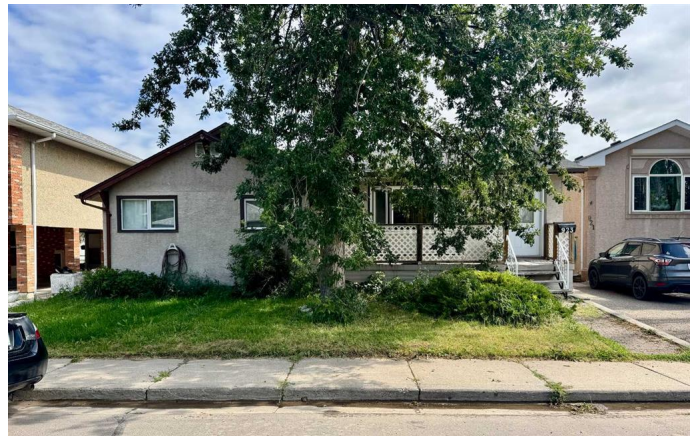
Spacious Bungalow on a Generous Lot in an Established Neighbourhood. This property has so much to offer and so much potential! This bungalow offers comfort, space, and upgrades in a quiet, mature area. Sitting on a great-sized lot, this property features an oversized single garage, generous yard space with fruit trees and plenty of privacy. Inside, youâ€™ll find 4 bedrooms and 2 bathrooms, providing ample room for family, guests, or a home office. The functional floor-plan includes a bright living area, a well-sized kitchen, and basement with a summer kitchen, perfect for extended family, canning, or entertaining. Upgrades include vinyl windows, a newer roof (2020ish), hot water tank (2021), and furnace (2022), giving you peace of mind for years to come. With plenty of storage throughout, youâ€™ll have space for everything from seasonal gear to hobby supplies. Whether youâ€™re enjoying the established neighbourhood feel, tending to the fruit trees, or relaxing in your spacious home, this property offers a wonderful blend of comfort and practicality.

Built in 1938

## Essential Information

MLS® # A2249066

Price \$329,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,361       |
| Acres          | 0.13        |
| Year Built     | 1938        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 923 8 Street N |
| Subdivision | Staffordville  |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1H 1Z3        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)      |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-L               |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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