

\$224,900 - 615 9 Avenue N, Lethbridge

MLS® #A2193601

\$224,900

3 Bedroom, 1.00 Bathroom, 745 sqft
Residential on 0.12 Acres

Staffordville, Lethbridge, Alberta

Looking for a starter home? Check out this charming 3-bedroom, 1-bathroom bungalow nestled in the heart of Staffordville! This property is an ideal choice for first-time homebuyers or savvy investors looking for a valuable addition to their rental portfolio. Two bedrooms feature built-in cabinetry for closet space and additional bedroom with water hookups for laundry. 4-piece bathroom conveniently located with built-in tub/shower combination. The dirt basement hosts the main utilities, and serves as additional storage space. The home features a fully-fenced backyard with several mature trees, providing plenty of space for outdoor activities and privacy. Additionally, there is convenient RV parking on the property for all your adventure needs! This property includes an attached single car shed with ample storage space, ensuring you have room for all your tools and toys. For those who love to tinker or need extra workspace, the 23'4" x 23.3" heated detached garage is a dream come true. Equipped with power, built-in shelves, and cabinetry, it's perfect for a large workshop or hobby area. Vehicle access to the detached garage is hassle-free with back alley access, offering more flexibility for parking and storage solutions. Location is key, and this home is ideally situated close to schools, green spaces, parks, and an array of restaurants and amenities, making it a convenient and vibrant place to live. Don't miss this opportunity to own a versatile property in a welcoming



community.

Built in 1920

Essential Information

MLS® #	A2193601
Price	\$224,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	745
Acres	0.12
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	615 9 Avenue N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1E5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Single Garage Attached, Alley Access, Rear Drive, RV Access/Parking
# of Garages	2

Interior

Interior Features	Storage
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 10th, 2025
Days on Market	32
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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