

611 9 Avenue N
Lethbridge, Alberta

MLS # A2237928



\$244,900

Division:	Staffordville		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,046 sq.ft.	Age:	1900 (125 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Front Drive, Off Street, Tandem		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wood Windows		

Inclusions: Fridge, Stove, Washer, Dryer, All Window Coverings

This delightful 1.5-storey home offers a fantastic opportunity for first-time buyers or investors looking to add value. The main floor features a cozy living room with a decorative fireplace, a functional kitchen, one full bathroom, laundry area, and a comfortable bedroom. Upstairs, you'll find a single level bedroom that offers the potential to be converted into two separate rooms. The basement provides ample storage space and houses the home's utilities, offering room for future upgrades. Step outside to enjoy a large backyard with convenient alley access—perfect for gardening, entertaining, or future development possibilities. Located at an attractive price point with immediate possession available, this property is brimming with possibilities. Don't miss your chance to make it yours!