# \$214,000 - 611 9 Avenue N, Lethbridge

MLS® #A2237928

### \$214,000

2 Bedroom, 1.00 Bathroom, 1,046 sqft Residential on 0.12 Acres

Staffordville, Lethbridge, Alberta

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 accessâ€"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!



#### **Essential Information**

MLS® # A2237928 Price \$214,000

Bedrooms 2

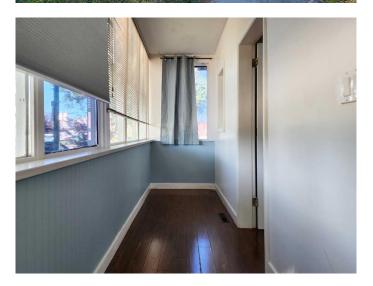
Bathrooms 1.00

Full Baths 1

Square Footage 1,046
Acres 0.12
Year Built 1900







Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**

Address 611 9 Avenue N

Subdivision Staffordville
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 1E5

#### **Amenities**

Parking Spaces 2

Parking Front Drive, Off Street, Driveway, Tandem

#### Interior

Interior Features See Remarks, Wood Windows

Appliances See Remarks
Heating Forced Air

Cooling None
Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features None, Private Yard

Lot Description Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 9th, 2025

Days on Market 102 Zoning R-L

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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