



**GRASSROOTS**  
REALTY GROUP

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**625 9 Street S**  
**Lethbridge, Alberta**

**MLS # A2213305**

**\$295,000**



<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Walk-In Closet(s)		

**Inclusions:** N/A

Few and far between are true character homes that offer this much charm and potential. Take the time to have a look and just imagine what your ideas could accomplish! It all starts with exceptional features that include spacious rooms, elevated ceilings, three large bay windows, and original hardwood flooring, interior doors, tall baseboards, and wide casings. Built in 1910, the home retains level floors and square doorways which is an appealing start with properties of this vintage. There is a great amount of versatility with the rooms above grade. The 4-bedroom feature that includes one on the main level could serve as a home office or study. A kitchen expansion into the dinette area is a possibility as there is also a formal dining room available. Generously sized bedrooms upstairs, walk-in closets, an east facing sunroom right off the primary bedroom, and 4pc bathroom complete the top floor. As for storage, there is plenty of great space in the basement. The location is prime and within easy walking distance to the city center and all its amenities. Call your Real Estate Professional today to book a viewing appointment!