



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

611 9 Avenue N  
Lethbridge, Alberta

MLS # A2237928



**\$239,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!