



GRASSROOTS
REALTY GROUP

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1214 9 Avenue N
Lethbridge, Alberta

MLS # A2257515



\$309,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1937 (88 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: N/A

Welcome to this unique and versatile property, perfect for first-time buyers or anyone looking for a home that offers both comfort and functionality. Featuring 2 bedrooms, 1.5 bathrooms, plus a bonus entrance room that can serve as a nursery, playroom, or cozy home office, this house is designed with flexibility in mind. What makes this property stand out is the separate studio/office space, ideal for working from home or pursuing creative projects without distractions. The heated garage with a workshop is a dream for hobbyists or those who need extra space for tools and storage. Inside, you'll appreciate the air conditioning for year round comfort. Step outside and you'll find a huge deck perfect for gatherings, a fire pit area for evenings under the stars, and even a tranquil waterfall feature to enjoy. There's also plenty of space next to the garage for a veggie garden, plus an apple tree for fresh fruit right in your backyard. This North Side home combines practical living with outdoor enjoyment a true gem ready for its next owners.