



**GRASSROOTS**  
REALTY GROUP

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1277 9 Avenue N  
Lethbridge, Alberta

MLS # A2257643



**\$309,900**

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, See Remarks

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Home and any appliances in home being sold " As Is "

Spacious and full of potential, this 1204 sq ft property offers 5 total bedrooms and 2 bathrooms, making it ideal for large families, multi-generational living, or savvy investors. Featuring central air conditioning, a newer furnace, and hot water on demand, the home combines comfort with efficiency. Situated on a generous lot, it includes a 20' x 22' detached garage and two separate basements—perfect for future suite development or added storage. The shingles on both the home and garage were replaced around 2015, and while the interior remains in very original condition, it's a renovator's dream or a great addition to any revenue portfolio.