



GRASSROOTS
REALTY GROUP

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1217 9 Avenue S
Lethbridge, Alberta

MLS # A2264065



\$299,900

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	745 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L(L)

Utilities: -

Inclusions: N/A

Welcome to 1217 9 Ave S – an affordable Southside opportunity in the highly desirable London Road neighborhoods! This bungalow offers 3 bedrooms and 2 full bathrooms, with 2 spacious bedrooms on the main floor and a third in the basement. Inside, the home has been freshly cleaned and features new kitchen counters, with finished basement. The lot is a standout – mature trees, a large backyard perfect for kids or pets, RV or trailer parking, and even a heated rear workshop/garage with tall ceilings and an overhead door. There’s also a single detached front garage. Location couldn’t be better: across from Fleetwood Elementary, two blocks from the hospital, steps to Urban Grocer, and situated on a beautiful tree-lined street in one of Lethbridge’s most mature south side areas. Great potential for investors, families, or first-time buyers who love character and want to personalize their home.