



GRASSROOTS
REALTY GROUP

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1006 9 Street N
Lethbridge, Alberta

MLS # A2267832



\$395,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer, all blinds, A/C, garage door opener

Beautifully Updated Bungalow with a 23 X 23 Heated Detached double Garage. Thoughtfully updated bungalow that combines timeless charm with modern comfort, offering an exceptional blend of quality, convenience, and style. With all living areas located on the main level, this residence provides effortless one-floor living. The open-concept living and dining areas flow seamlessly together, offering an ideal setting for both relaxed family living and entertaining guests. While the existing layout offers exceptional functionality, there is also the potential to add an additional bedroom and bathroom, allowing new owners to expand and customize the space to suit their needs. Beneath the home lies a clean crawl space with access to utilities — ensuring low maintenance and practicality. The private backyard serves as an inviting outdoor retreat, ideal for gatherings, gardening, or quiet relaxation it also offering abundant space for vehicles, hobbies, or a workshop — a true asset for those seeking functionality and year-round comfort. Perfectly situated near schools, parks, shopping, and public transit. And did I mention they just put in a new furnace, A/C, dishwasher, garage shingles, pot lights front and back, professional landscaping and tree trimming, and most of the house has been freshly painted. This is a rare gem book your appointment today.