



**2, 916 9 Street N**  
**Lethbridge, Alberta**

**MLS # A2298594**



**\$399,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave Hoodfan, Washer, Dryer

Another great QUALITY and AFFORDABLE build in Lethbridge! Why buy used when you can own BRAND NEW for this price? Get excited about the details of this location and this build. The main floor is an open concept, hosting the kitchen with a full stainless steel appliance package, 5 foot kitchen island with breakfast bar, living and dining rooms. The main floor still has room for the half bathroom, pantry and walk in laundry room. Upstairs you will find the 3 bedrooms, 2 of which are generously sized with the Master bedroom being the largest. The Master bedroom also is home to a larger closet and a full ensuite bathroom! Finishing off the upstairs is 1 more full bathroom. The basement is unfinished and ready for you to take the next step to complete. Enjoy the large lot as you will receive a double parking pad in the back, which also has a paved back alley! This home comes with Progressive New Home Warranty giving you peace of mind as a homeowner. What else is there to say? Call your realtor today to learn more and view this home!