



618 9 Street S
Lethbridge, Alberta

MLS # A2299083



\$300,000

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|------------------|------------------------|---------------|--------------------|
| Division: | London Road | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 863 sq.ft. | Age: | 1909 (117 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-37 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan, Vinyl Windows | | |

Inclusions: Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, TV Wall Mount, Workbench in the Garage, Mantle in Living Room.

Welcome to one of the most charming homes on a beautiful tree-lined street in the highly sought-after London Road neighbourhood. This thoughtfully updated bungalow blends character with modern comfort, offering a turn-key opportunity in one of the city's most established areas. Over the years, the home has seen extensive upgrades, including a new roof (2021), along with updates to the kitchen, bathroom, flooring, furnace, hot water tank, and appliances—ensuring peace of mind and everyday ease. Step through the inviting sunroom, filled with natural light and framed by oversized windows, and into a well-designed interior where every space feels intentional. The front living room is bright and welcoming, while the central dining area offers the perfect setting for hosting and gathering. The kitchen has been tastefully updated, featuring subtle brick detailing, functional workspace, and a clean, timeless aesthetic. Toward the back of the home, you'll find an updated 3-piece bathroom and a freshly refreshed hallway leading to a versatile second bedroom with integrated laundry. The charm doesn't stop inside. The backyard is fully fenced and designed for both relaxation and practicality, complete with a brand new deck and a generously sized double garage.