



1006 9 Street N
Lethbridge, Alberta

MLS # A2303858



\$465,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,542 sq.ft.	Age:	1929 (97 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Block, Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, French Door, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher Washer, Dryer, A/C, 2 Garage Door openers (2 remotes), Garage Heater. Window Coverings, 2 Bar Stools, Outdoor fireplace (pit), 8 Full Boxes of Vinyl Plank flooring + 1 Open Box (in garage). (Some furnishings throughout the home negotiable), China cabinet hutch in living room

Beautifully updated bungalow featuring architectural arches, a spa like bathroom, cosy living areas as well as interior and exterior french doors, huge windows that allow for a ton of light to flood in and, allow you to enjoy the morning sunrise in your front living room and the evening sunset from your family room! Sitting on a large 66 x 125 ft lot, that is landscaped to perfection, this home is a joy to show both inside and out. Featuring 2 bedrooms and 2 full baths as well as a 23 x 23 heated detached double garage with 9 ft doors, off alley parking and a lovely large deck and pergola, and central A/C. This home will appeal to both retiree's and young families, as all the living spaces are on the main level for easy one-floor living, with an open-concept living, dining, kitchen layout designed for those that love to entertain, or perfect for family time. And you Just have to see this kitchen! This kitchen rivals homes that you would see in a much higher price range or in magazines! This kitchen is a show stopper! If you love to cook and entertain you will be the talk of the town!. Some of the great features of this kitchen are the custom wood cabinetry featuring slow close drawers and cupboards, gas range, gorgeous wood hood fan, cabinets and pantry with pull out shelving and appliance garages with plug ins. The current owners have added the 3 Pc bathroom along with adding the 2nd bedroom and gas fireplace with an acoustic wall in the living room, also adding and upgrading all electrical plugs and light switches to the modern square switches along with finishing a cute storage area accessible from the outside rear of the home for all of your gardening tools. The rear deck and pergola have been painted and it's now ready for the new owners to start enjoying the lovely weather headed our way. Conveniently close to schools, parks, shopping, and transit. Recent upgrades also

include a newer furnace, A/C, dishwasher, garage shingles, pot lights front and back, professional landscaping, tree trimming, and fresh paint throughout most of the home. A rare find you won't want to miss. (Please note that the home is not barrier free, and there is one step down into the slightly sunken living room, home could possibly be modified to be barrier free with some modifications)