



927 9 Street S
Lethbridge, Alberta

MLS # A2132737



\$500,000

Division:	Fleetwood		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,355 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher

Have you been looking for an infill lot on the south side, but the right one just hasn't come up? Looking to potentially get ready for retirement, and saying goodbye to stairs? Do we have something special for you. Check out 927 9th Street South. Located just south of London Road is this gem of a property. This is a BRAND NEW build just ready for its first owner. This half duplex features some amazing quality workmanship. The main floor of this bungalow features a massive footprint. The open concept living room and dining room open directly into the kitchen. The kitchen features great custom cabinets with gold pulls and a stainless steel appliance package. As you're enjoying the kitchen, your eyes will be drawn upward towards the customized raised ceiling featuring tons of windows for extra natural light. Add in the 3 massive windows on the main floor, and you feel like you barely need to turn lights on ever. The upstairs features 2 bedrooms, and 2 bathrooms. At the front of the home is bedroom 1. This is a good sized room that offers an amazing window as well for natural light. The master bedroom at the back of the house gives you a great bedroom featuring a master ensuite with his and hers sinks and a great walk-in shower. One neat feature about upstairs is there is a massive pantry setup that can be converted into a washer/dryer closet if you'd prefer to have your laundry upstairs. The basement is just as big as the upstairs, and is currently framed for your completion. It gives you two more big bedrooms, another bathroom, and a massive living room. Build some sweat equity by finishing the development off. Out back is a great detached garage for some added convenience. This home is really an amazing opportunity for someone who is ready to just move into a new infill! Home is ready for immediate possession.