



**1909 9 Avenue N
Lethbridge, Alberta**

MLS # A2134505



\$329,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Playhouse w/shed, Hot tub (as is)

Great street appeal NEAR SCHOOLS AND PLAYGROUND ZONE SO TRAFFIC IS GENERALLY SLOW! This fantastic FAMILY BUNGALOW with an EXTRA BEDROOM on the lower level is close to all levels of school. As you enter the home you'll be pleased with the updated kitchen, the 3 WAY GAS FIREPLACE and the amazing clawfoot tub in the EXTRA LARGE BATHROOM. The main floor has TWO BEDROOMS, THE MAIN BEDROOM HAS A WALK IN CLOSET with an additional bedroom in the basement. The LOWER LEVEL has a HUGE family room ROUGHTED IN FOR A WET BAR or another bedroom and with a little TLC it could be whipped into shape! There's also a 3 pc bathroom downstairs for convenience. Once you're outside you'll see the LARGE GARAGE WITH 220 WIRING and the additional two off-street parking spots. There's even a playhouse (IN NEED OF MINOR REPAIRS) for the children! With the large lot there's still plenty of space for a big back yard. This HOME AND YARD IN THIS LOCATION has so much going for it, call your favorite agent today!