



623 9 Street S
Lethbridge, Alberta

MLS # A2140778



\$289,500

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	1909 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas, See Remarks	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Natural Woodwork, Vinyl Windows		

Inclusions: fridge, stove, window coverings, garage door opener & control, washer, dryer, dehumidifier, dishwasher

Step into a piece of history with this beautifully maintained 1909 built, 2-story home that seamlessly blends timeless character with contemporary amenities. Located in a charming neighborhood, this residence has been thoughtfully updated to preserve its turn-of-the-century charm while offering modern comforts for today's lifestyle. Brand new high efficiency furnace and other upgrades over the years have been done to wiring, plumbing, windows, bathrooms, kitchen, shingles and interior doors. Original hardwood floors on the main adds warmth and classic elegance to living and dining room. Other features include private yard, double detached garage (half that has been converted into a versatile space, perfect for a home office or games room, catering to modern work-from-home needs or leisure activities), 2 pc bath on main, front & rear enclosed porches. Close to Downtown amenities & nearby parks and green spaces.