



945 9 Street S
Lethbridge, Alberta

MLS # A2142675



\$899,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,334 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Private, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, A/C Unit.

Nestled in the heart of London Road, this contemporary residence offers a convenient lifestyle without sacrificing style or substance. Streamlined yet spacious, the low-maintenance exterior and naturally light-filled layout exude exclusive style in a prized family-friendly location. Only moments from local coffee shops, restaurants, schools, hospital and Kinsman Park. Upon entering, you are greeted by a spacious open-plan living and dining area, brought to life by floor-to-ceiling windows that provide stunning views of the backyard. The sleek, warm color palette, textured tile fireplace, stone countertops, and two-toned cabinetry showcase the home's modern aesthetic. The second floor features two spacious bedrooms, a bonus room, and a luxurious primary ensuite with a freestanding tub, warm wood grain millwork, tiled floors, and stone countertops. The fully developed basement includes a large family room, a wet bar, and two additional guest bedrooms, providing ample space for relaxation and entertainment.