



**1267 9 Avenue N
Lethbridge, Alberta**

MLS # A2178685



\$239,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	701 sq.ft.	Age:	1886 (138 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Street Lighting, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: Dishwasher, Fridge, washer/dryer, stove, garage door remote(s), Light fixtures, Tankless water heater, Microwave, A/C unit.

A Exceptional Fully Renovated Detached Home in Lethbridge for this price?! Discover the perfect blend of style, comfort, and value at 1267 9th Ave N, Lethbridge. Stunning fully renovated home priced WELL under \$250,000! This gem offers an incredible opportunity for first-time buyers or savvy investors looking to capitalize on Lethbridge's vibrant market. From floor to ceiling, this home has been meticulously transformed with high-end finishes and modern conveniences. The kitchen boasts luxurious quartz countertops and top-of-the-line appliances, making it a cook's happy place. The entire property features elegant new flooring and a fully renovated bathroom that is connected to the bedroom and the living room with separate entrances. Enjoy year-round comfort with a brand new A/C unit, new furnace and a tankless water heater, ensuring efficiency and reliability. But that's not all—step outside to find a massive newly built detached double garage that surpasses expectations, rivaling even those found in new construction homes. Whether you're a car enthusiast or need extra storage, this garage is a rare find! For those looking for additional outdoor space, a charming she shed/man cave awaits, ready for your personal touch. The lovely backyard is perfect for relaxation or entertaining, providing a private retreat for family and pets alike. This home is not just a property; it's a opportunity and a life that can start getting you into homeownership in a market that has been tough to be a buyer. Don't miss out on this incredible opportunity—schedule your viewing today and see why this stunning renovation is a dream come true in Lethbridge!