



**1125 9 Street N  
Lethbridge, Alberta**

**MLS # A2184047**



**\$209,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1941 (83 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, stove, washer, dryer, bookshelf in basement, wardrobe in basement, deep freeze

This 3-bedroom, 2-bathroom bungalow is situated in a nice north Lethbridge neighborhood, offering an excellent opportunity for those with a vision. Nestled on a spacious corner lot, the property features a single detached garage, RV parking, and a convenient carport—perfect for accommodating all your parking needs. The home boasts an upgraded furnace, providing comfort and efficiency. While it does require some TLC, this is your chance to personalize and transform it into the perfect home at a great price point! Whether you're looking to renovate or invest, this property offers fantastic potential! Bring your ideas and make it your own!