



934 9 Street S
Lethbridge, Alberta

MLS # A2206577



\$409,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,504 sq.ft.	Age:	1946 (79 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, hot tub

Nestled in an incredible south side neighborhood, this 1.5-storey home offers the perfect blend of comfort, space, and tranquility. Surrounded by mature trees and beautifully landscaped grounds, this property is the ideal retreat for families seeking both style and function. The bright and airy main floor features a spacious primary bedroom with an expansive ensuite that’s a true spa retreat, complete with a luxurious soaker tub, double vanities, a walk-in shower, and an abundance of natural light. Down the hall, a beautiful living space and convenient half bath is also located on this level. The updated kitchen is a chef’s dream, boasting modern finishes and ample storage, while the adjoining dining nook overlooks the beautifully maintained backyard—a perfect space for family gatherings or relaxing meals. Upstairs, you’ll find four additional bedrooms, offering plenty of room for the kids, guests, or a home office. An additional full bath ensures comfort for the whole family. The fully finished basement adds even more living space, with a cozy additional living area, an office or studio that could possibly be transformed into a bedroom, plus a laundry room and extra storage space to suit all your needs. Step outside into your private oasis—an impeccably landscaped, fully fenced backyard featuring perennial gardens and mature trees, ideal for outdoor entertaining or quiet relaxation. A massive detached double garage complete with in-floor heating provides plenty of space for vehicles, tools, workshop and more. This home truly has it all: a fantastic location, spacious interiors, and a backyard that feels like your own private park. Don’t miss the opportunity to make this dream property your own!