



**GRASSROOTS**  
REALTY GROUP

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**942 9 Street S**  
**Lethbridge, Alberta**

**MLS # A2212767**



**\$364,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, microwave, heater in garage, shed

Don't let the charming curb appeal fool you—this fully upgraded southside gem is anything but ordinary. Every inch of this 2-bedroom home has been thoughtfully modernized with quality in mind. Step into a stunning custom kitchen featuring 34" cabinets, quartz countertops (and matching table), a stone sink, subway tile, induction range, and OTR microwave. The updates continue throughout: new Ply-Gem double-pane low E argon windows, Hardie board siding, and a refreshed front entry. Enjoy year-round comfort with a heat pump A/C combo and high-efficiency gas furnace (2022), plus a newer hot water tank (2018). The laundry area has been updated and is included in the square footage. The bathroom is freshly redone (2024) with a tiled glass shower. A concrete basement is great for clean, dry storage and is accessible from both in and outside the house and is roughly 5.5 feet in height. Outside, relax on the interlocking brick patio (2020), with two storage sheds and a tandem carport equipped with 16 solar panels and exterior 20-amp plug-ins. The cement block garage has been transformed into a fully insulated art and music studio—double-door access, new windows, sound-gap foil insulation, and an overhead infrared heater make it functional year-round. Located on a mature, tree-lined street in the heart of Lethbridge's desirable south side, this one-of-a-kind home offers far more than meets the eye—replacement cost would be significantly higher than the asking price. Call your Realtor® to schedule a viewing TODAY!