

# \$365,000 - 1006 9 Street N, Lethbridge

MLS® #A2216163

## \$365,000

1 Bedroom, 1.00 Bathroom, 1,581 sqft

Residential on 0.19 Acres

Staffordville, Lethbridge, Alberta

You have to see this unique bungalow situated on the north side, featuring an amazing lot with extensive foliage and a double detached garage. This home has seen care and attention to detail over the years, and the yard is an absolute dream in full bloom, with complete privacy. The home features 1 bedroom and one bathroom but has room to expand to include an additional bedroom and bathroom. This property could be perfect for empty nesters or a small family. Contact our favorite REALTOR® to book a showing!

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216163    |
| Price          | \$365,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,581       |
| Acres          | 0.19        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 1006 9 Street N



|             |               |
|-------------|---------------|
| Subdivision | Staffordville |
| City        | Lethbridge    |
| County      | Lethbridge    |
| Province    | Alberta       |
| Postal Code | T1H1Z8        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan, Ceiling Fan(s), Sump Pump(s)      |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Other                                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Gazebo |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 9             |
| Zoning         | R-L           |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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