

2410 9 Avenue N
Lethbridge, Alberta

MLS # A2144572



\$359,000

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	1
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, Off Street, Ov		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, two garden sheds

Welcome to 2410 9 Avenue North! If you are a car collector, or someone that likes to work in the garage, you will love this listing! The house itself has been meticulously maintained by the current owner since the 1970s and features THREE BEDROOMS on the main level, a full bath, a great kitchen and dining area along with a big living room. The lower level boasts a huge family room, another bedroom, and plenty of storage. Updates to the home include new AC, new furnace and humidifier, hot water tank (2019), underground sprinklers, electrical panel, the soffits and some windows. Outside is a massive 28x28 GARAGE/WORKSHOP that is heated with a double door. Leading to the garage is a big driveway and carport, for even more parking! Aside from the big garage, there is still plenty of yard left to enjoy as well. Located in a fantastic area, this home is close to main roads, public transportation, shopping, and schools.