

1513 9 Avenue N
Lethbridge, Alberta

MLS # A2158234



\$319,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1956 (68 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Privat		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Mixed, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, dishwasher, washer/dryer, shed as is/where is, water softener, chest freezer

Step into a piece of history with this charming one-owner home that was built in 1956. For the first time in 68yrs, it is FOR SALE for just \$329,900! Situated on a generous 50x125ft lot, this fully developed property offers both comfort and convenience with a double garage + an large side driveway. This beloved family home is ready for the next chapter with its proximity to all levels of schools, ensuring you'll never miss a school team event or graduation. Enjoy easy access to parks, playgrounds, a pool, and an ice arena—everything you need for an active lifestyle is right around the corner. The home features a beautifully maintained interior with hardwood floors throughout. With 2 spacious bedrooms upstairs and the potential for additional rooms downstairs, there’s plenty of room to grow. Two bathrooms and ample storage add to the functionality, while a large yard provides space for toys, an RV, or your personal garden oasis. Recent renovations and improvements are showcased in the photos, and all appliances are included. Immediate viewings are available, with flexible possession to suit your needs. Drive by the property to appreciate the area and see why this home has been cherished for 68 years. Contact any agent to arrange a viewing and discover why this home is the perfect place for your next forever family. Plus, if you’re considering rental income, the basement has suite potential with side entry which offers additional opportunities. Don’t miss out—this logical living solution might be just what you’re looking for!