

\$244,500 - 1291 9 Avenue N, Lethbridge

MLS® #A2077083

\$244,500

3 Bedroom, 2.00 Bathroom, 875 sqft

Residential on 0.18 Acres

St Edwards, Lethbridge, Alberta

Are you looking to get in to the rental market? This affordable, suited property may just be for you then! You may also want to live in one suite and rent out the other. This corner lot consists of a 2 bedroom suite on the main and a 1 bedroom illegal suite below. Being a raised bungalow the larger windows still provide plenty of light. The lower level tenant meticulously maintains the yard, adding to the clean look of this property. Although this is a busier corner traffic wise, it is also close to many schools and quick access to downtown, Crowsnest Trail and the industrial park. With a newer roof and plenty of parking in the large yard this could be a great buy for YOU! Call your favorite Realtor, we don't expect this to be on the market long!

Built in 1953

Essential Information

MLS® #	A2077083
Price	\$244,500
Sold Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	875
Acres	0.18
Year Built	1953
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1291 9 Avenue N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1H1

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2023
Date Sold	October 25th, 2023
Days on Market	56
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office

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