

\$329,900 - 1913 9 Avenue N, Lethbridge

MLS® #A2095582

\$329,900

3 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.14 Acres

Majestic Place, Lethbridge, Alberta

This home is in incredible condition and ready for new owners. This bungalow is ideally located near elementary, middle and high schools. Main floor is bright and cozy with just enough room for entertaining. There are two decent sized bedrooms with new carpets , and a wonderfully recently renovated kitchen complete with stainless steel appliances and new cabinets. The bathroom was updated with new tub, shower, toilet, vanity and lighting as well in approx. 2017. The upstairs was freshly painted and received newer flooring . The lower level is exceptional as it was completely renovated in 2022 with new framing, insulation, electrical, plumbing, dry wall , trim and of course fresh paint. There is one decent sized bedroom plus an excellent three piece bathroom. The home shows 10/10 and the yard is just as good. There is a 24 x 24 insulated and heated double car garage complete with screw drive door opener. Beautifully landscaped back yard with a new five sided corner shed, mature apple tree and lastly a recently added 10 x 10 ground level deck. In 2020 a new front driveway was added with new landscaping, deck and under ground sprinklers. Some extra features and recent upgrades include newer electrical moved to the garage by City of Lethbridge, gas line for BBQ, A/C, hot water heater, high efficiency furnace with new ducting, and lastly the original house exterior was stripped and wrapped, insulated and finished with new vinyl siding, and new eaves troughs in 2021 . This



home needs absolutely nothing done and is
move in ready.

Built in 1959

Essential Information

MLS® #	A2095582
Price	\$329,900
Sold Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1913 9 Avenue N
Subdivision	Majestic Place
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1J1

Amenities

Parking Spaces	7
Parking	Alley Access, Double Garage Detached, Driveway, Heated Garage, Off Street, Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Level, Standard Shaped Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
Date Sold	December 23rd, 2023
Days on Market	25
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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