

\$259,900 - 625 9 Street S, Lethbridge

MLS® #A2118723

\$259,900

3 Bedroom, 1.00 Bathroom, 1,798 sqft
Residential on 0.08 Acres

London Road, Lethbridge, Alberta

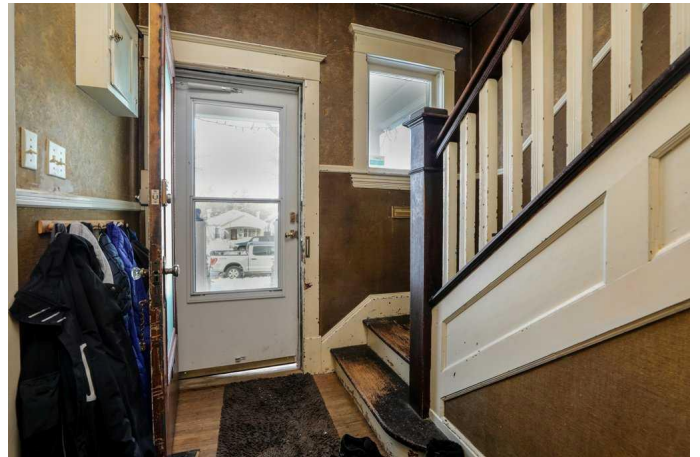
Nestled near downtown Lethbridge, this property offers a blend of charm and convenience, perfect for those looking to personalize their space. Inside, a spacious living room welcomes you, setting the stage for relaxation and gatherings. The adjacent den serves as an ideal home office or guest room, complemented by a dining area and a practical kitchen ready for your culinary touch.

Upstairs, find three sizable bedrooms, including a primary suite with ample closet space and a sunroom access, offering a quiet retreat. The floor is rounded off with a main bathroom for everyday convenience.

The basement serves as a straightforward storage and laundry area, emphasizing the home's functionality. Outside, a private, fenced backyard awaits, along with a detached garage that, with a bit of TLC, adds to the property's utility.

Located just steps from the heart of Lethbridge, this home places you close to a variety of amenities, making it easy to choose between walking, biking, or driving for your daily activities.

Requiring some updates to unleash its full potential, this property stands as a solid foundation for those eager to infuse it with their style. Its character, enhanced by a durable metal roof, offers a unique opportunity



to create a home tailored to your preferences.

This isn't just a house—it's a chance to embrace a lifestyle of convenience and potential, all within reach of Lethbridge's vibrant community. Explore this property to see if it's the right canvas for your next chapter.

Built in 1910

Essential Information

MLS® #	A2118723
Price	\$259,900
Sold Price	\$255,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,798
Acres	0.08
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	625 9 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2L5

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Other
Foundation	Other, Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 18th, 2024
Days on Market	20
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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