

\$475,000 - 927 9 Street S, Lethbridge

MLS® #A2132737

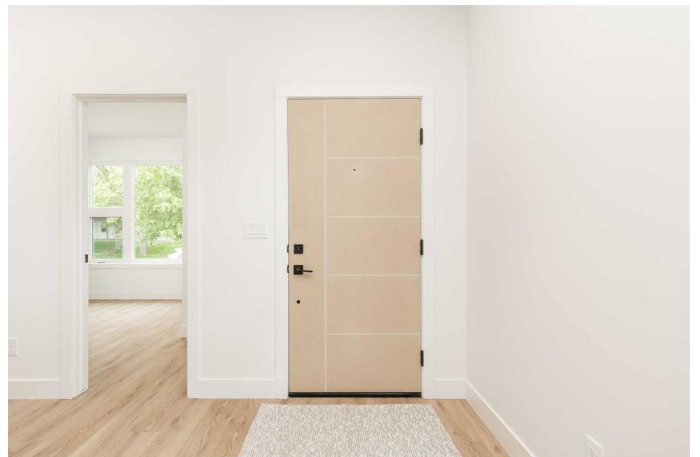
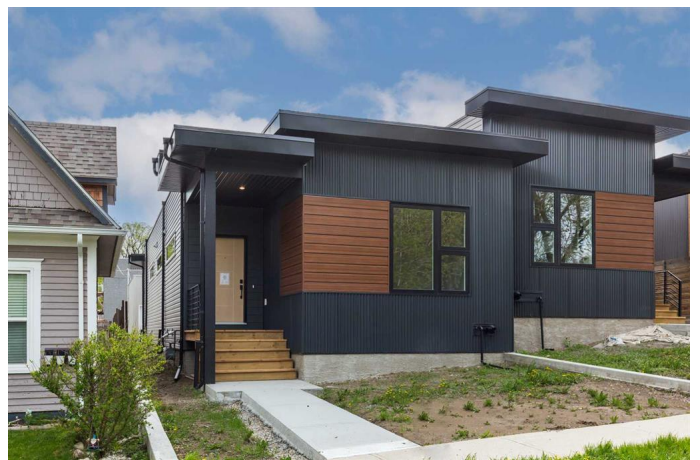
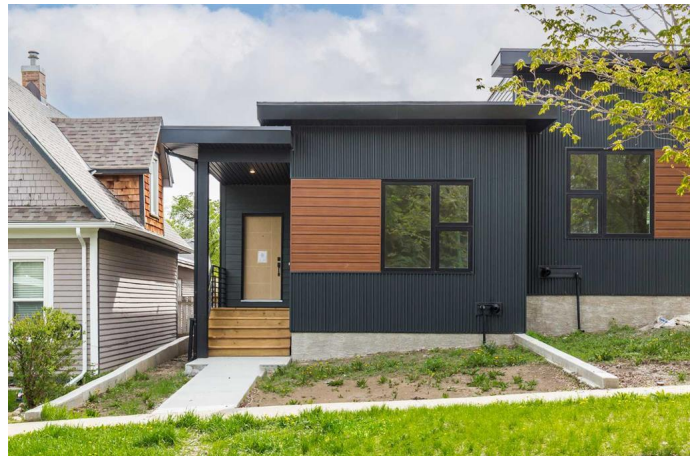
\$475,000

2 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0.14 Acres

Fleetwood, Lethbridge, Alberta

Have you been looking for an infill lot on the south side, but the right one just hasn't come up? Looking to potentially get ready for retirement, and saying goodbye to stairs? Do we have something special for you. Check out 927 9th Street South. Located just south of London Road is this gem of a property. This is a BRAND NEW build just ready for its first owner. This half duplex features some amazing quality workmanship. The main floor of this bungalow features a massive footprint. The open concept living room and dining room open directly into the kitchen. The kitchen features great custom cabinets with gold pulls and a stainless steel appliance package. As you're enjoying the kitchen, your eyes will be drawn upward towards the customized raised ceiling featuring tons of windows for extra natural light. Add in the 3 massive windows on the main floor, and you feel like you barely need to turn lights on ever. The upstairs features 2 bedrooms, and 2 bathrooms. At the front of the home is bedroom 1. This is a good sized room that offers an amazing window as well for natural light. The master bedroom at the back of the house gives you a great bedroom featuring a master ensuite with his and hers sinks and a great walk-in shower. One neat feature about upstairs is there is a massive pantry setup that can be converted into a washer/dryer closet if you'd prefer to have your laundry upstairs. The basement is just as big as the upstairs, and is currently framed for your completion. It



gives you two more big bedrooms, another bathroom, and a massive living room. Build some sweat equity by finishing the development off. Out back is a great detached garage for some added convenience. This home is really an amazing opportunity for someone who is ready to just move into a new infill! Home is ready for immediate possession.

Built in 2024

Essential Information

MLS® #	A2132737
Price	\$475,000
Sold Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,355
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	927 9 Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2M1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Quartz Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Membrane
Construction	Composite Siding, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	October 7th, 2024
Days on Market	144
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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