

\$354,900 - 1209 4 Avenue S, Lethbridge

MLS® #A2142524

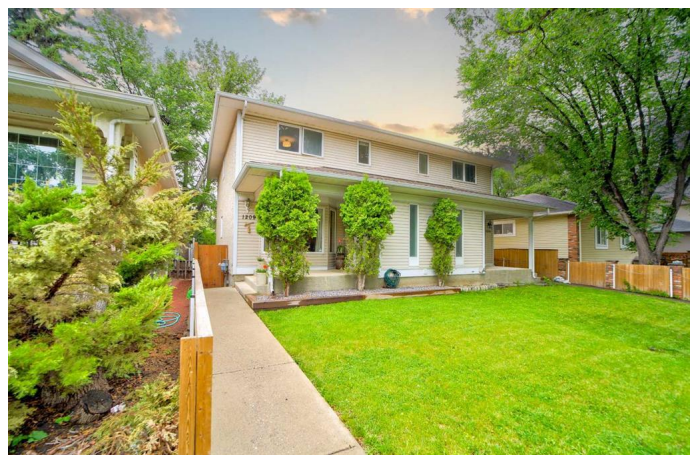
\$354,900

4 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.07 Acres

London Road, Lethbridge, Alberta

Welcome to 1209 4 Ave S in Lethbridge, a charming and spacious home offering 3 bedrooms and 2.5 bathrooms across 1,512 square feet of comfortable living space. The main floor features a large living room adorned with a generously sized window, bathing the area in natural light and creating a warm and inviting atmosphere. Additionally, this level includes a convenient 2-piece bathroom and a new laundry room, adding practicality to your daily routines. The updated kitchen is designed to cater to all your meal preparation needs, providing ample space and functionality for the home chef. Adjacent to the kitchen is the dining room, which is generously sized to accommodate family gatherings and meals. Moving upstairs, you'll find all the bedrooms, ensuring privacy and tranquility for each family member. The primary bedroom is a highlight, offering a 3-piece ensuite bathroom for added convenience and comfort and floor to ceiling cabinets. The basement is unfinished, providing a blank canvas for you to transform it into anything you desire. A bathroom has already been started, giving you a head start on your renovation projects. This home offers plenty of opportunities for customization, allowing you to truly make it your own. Step outside to a great covered deck accessible from the dining room, featuring new Duradek flooring. The backyard is nicely maintained with a new wood fence and includes a single garage out back. Additional features of this home include a new



front door, patio door, and overhead garage door. Other recent upgrades include a new water heater, roof shingles that are eight years old, new paint throughout the home, new textured ceiling, new flooring and baseboards, new air conditioner, new sinks and faucets, new shower tile and toilets, and new light fixtures. This home combines functionality with a welcoming ambiance, making it an ideal choice for families looking for both space and comfort. Don't miss the opportunity to make 1209 4 Ave S your new home.

Built in 1987

Essential Information

MLS® #	A2142524
Price	\$354,900
Sold Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1209 4 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0P9

Amenities

Parking Spaces	3
Parking	On Street, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Storage
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 2nd, 2024
Days on Market	13
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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