

\$319,900 - 1513 9 Avenue N, Lethbridge

MLS® #A2158234

\$319,900

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Step into a piece of history with this charming one-owner home that was built in 1956. For the first time in 68yrs, it is FOR SALE for just \$329,900! Situated on a generous 50x125ft lot, this fully developed property offers both comfort and convenience with a double garage + an large side driveway.

This beloved family home is ready for the next chapter with its proximity to all levels of schools, ensuring you'll never miss a school team event or graduation. Enjoy easy access to parks, playgrounds, a pool, and an ice arena—everything you need for an active lifestyle is right around the corner.

The home features a beautifully maintained interior with hardwood floors throughout. With 2 spacious bedrooms upstairs and the potential for additional rooms downstairs, there's plenty of room to grow. Two bathrooms and ample storage add to the functionality, while a large yard provides space for toys, an RV, or your personal garden oasis. Recent renovations and improvements are showcased in the photos, and all appliances are included. Immediate viewings are available, with flexible possession to suit your needs.

Drive by the property to appreciate the area and see why this home has been cherished for 68 years. Contact any agent to arrange a viewing and discover why this home is the perfect place for your next forever family.



Plus, if you're considering rental income, the basement has suite potential with side entry which offers additional opportunities. Don't miss out on this logical living solution might be just what you're looking for!

Built in 1956

Essential Information

MLS® #	A2158234
Price	\$319,900
Sold Price	\$312,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1513 9 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1H5

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator,

	Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	October 1st, 2024
Days on Market	46
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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