

\$349,900 - 1, 1212 9 Avenue N, Lethbridge

MLS® #A2160947

\$349,900

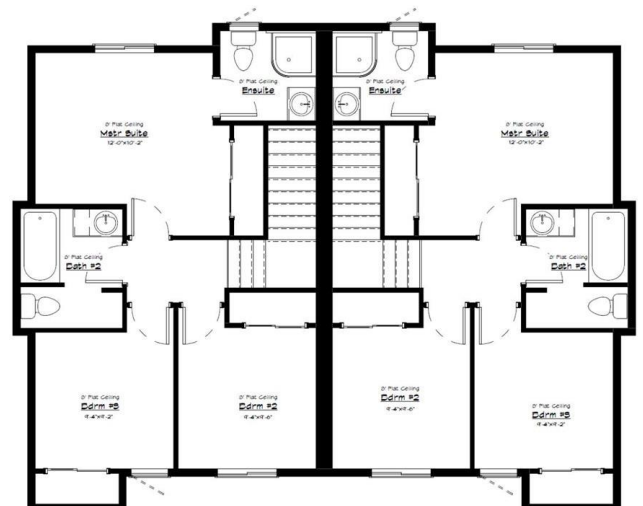
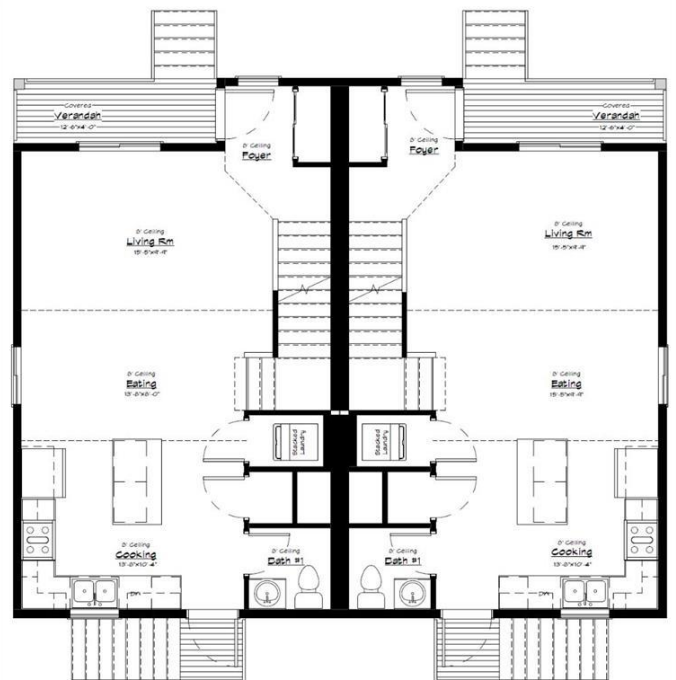
3 Bedroom, 3.00 Bathroom, 1,226 sqft
Residential on 0.14 Acres

Staffordville, Lethbridge, Alberta

Welcome to this stunning brand new half duplex, where modern luxury meets practical design. Built by one of Lethbridge's most reputable custom home builders, with over 30 years of experience serving Southern Alberta in single family homes and and condominium complexes, this home exemplifies quality craftsmanship and attention to detail.

As you step inside, you'll be greeted by an open-concept main floor that seamlessly blends style and function. The heart of the home is the kitchen, featuring sleek quartz countertops and a spacious kitchen island with a breakfast bar, perfect for casual meals or entertaining. The full stainless steel appliance package adds a touch of convenience and sophistication to your daily routine. The main floor also includes a large living and dining area, a half bathroom, and a laundry space with your brand new washer and dryer. A back door off the kitchen leads to a beautifully finished deck, offering a seamless transition to the backyard, where you'll find a private parking pad for off street parking.

Upstairs, the home continues to impress with three generously sized bedrooms, each designed with comfort and storage in mind. The master suite is a true retreat, complete with a calming ensuite bathroom. The additional two bedrooms share a full bathroom, making this layout ideal for families or guests.



Outside, the property is move-in ready with a fully landscaped front yard, including fresh sod and a charming path that leads from the sidewalk to your front steps. To provide peace of mind, this home also comes with a progressive new home warranty, ensuring you can enjoy your new space with confidence for years to come.

This affordable yet high-end build offers the perfect opportunity to own a beautifully crafted home in Lethbridge. Donâ€™t miss your chanceâ€”contact your favourite REALTORÂ® today to book a showing!

Built in 2024

Essential Information

MLS® #	A2160947
Price	\$349,900
Sold Price	\$353,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1, 1212 9 Avenue N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H1G5

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Quartz Counters, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 20th, 2024
Days on Market	22
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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