

\$230,000 - 609 9 Avenue N, Lethbridge

MLS® #A2201834

\$230,000

4 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.07 Acres

Staffordville, Lethbridge, Alberta

Investment or Rental Opportunity!

Perfect for first-time homebuyers or investors looking for rental income. This spacious semi-detached half-duplex offers plenty of value, featuring 4 bedrooms and 1.5 bathrooms. It has a separate entrance to the basement with a non-conforming suite, 2-piece bathroom in the basement and a shower in the laundry room.

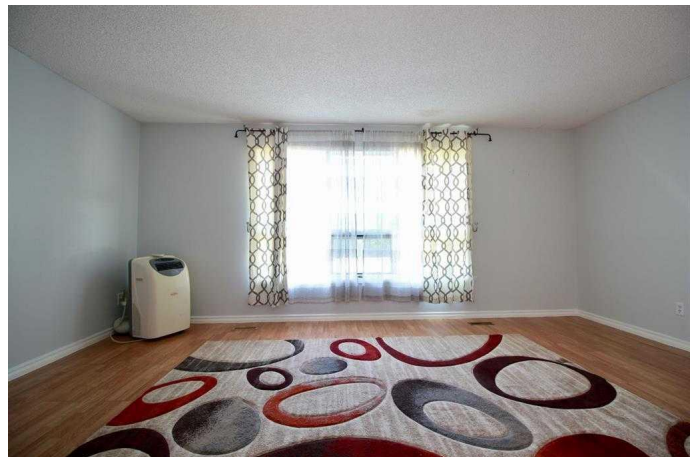
This bi-level home boasts large basement windows for natural light and is conveniently located on a bus route, providing easy access to the entire city. The property also includes space for two parking spots in the back.

Don't miss out on this fantastic opportunity!

Built in 1984

Essential Information

MLS® #	A2201834
Price	\$230,000
Sold Price	\$250,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	867



Acres	0.07
Year Built	1984
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Sold

Community Information

Address	609 9 Avenue N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1E5

Amenities

Parking Spaces	2
Parking	Off Street, Alley Access

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, City Lot
Roof	Asphalt/Gravel
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Date Sold	March 26th, 2025
Days on Market	13
Zoning	R-L

HOA Fees 0.00

Listing Details

Listing Office Maxwell Devonshire Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.