

# \$364,900 - 942 9 Street S, Lethbridge

MLS® #A2212767

**\$364,900**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.12 Acres

Fleetwood, Lethbridge, Alberta

Don't let the charming curb appeal fool you—this fully upgraded southside gem is anything but ordinary. Every inch of this 2-bedroom home has been thoughtfully modernized with quality in mind. Step into a stunning custom kitchen featuring 3/4" cabinets, quartz countertops (and matching table), a stone sink, subway tile, induction range, and OTR microwave. The updates continue throughout: new Ply-Gem double-pane low E argon windows, Hardie board siding, and a refreshed front entry. Enjoy year-round comfort with a heat pump A/C combo and high-efficiency gas furnace (2022), plus a newer hot water tank (2018). The laundry area has been updated and is included in the square footage. The bathroom is freshly redone (2024) with a tiled glass shower. A concrete basement is great for clean, dry storage and is accessible from both in and outside the house and is roughly 5.5 feet in height. Outside, relax on the interlocking brick patio (2020), with two storage sheds and a tandem carport equipped with 16 solar panels and exterior 20-amp plug-ins. The cement block garage has been transformed into a fully insulated art and music studio—double-door access, new windows, sound-gap foil insulation, and an overhead infrared heater make it functional year-round. Located on a mature, tree-lined street in the heart of Lethbridge's desirable south side, this one-of-a-kind home offers far more than meets the eye—replacement cost would be



significantly higher than the asking price. Call your Realtor®? to schedule a viewing TODAY!

Built in 1946

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212767    |
| Price          | \$364,900   |
| Sold Price     | \$355,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 810         |
| Acres          | 0.12        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 942 9 Street S |
| Subdivision | Fleetwood      |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 2M2        |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 3                               |
| Parking        | Double Garage Detached, Carport |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | Open Floorplan, Storage, Vinyl Windows |
| Appliances        | See Remarks                            |
| Heating           | Forced Air                             |
| Cooling           | Sep. HVAC Units                        |
| Has Basement      | Yes                                    |

Basement                      Crawl Space, See Remarks

**Exterior**

Exterior Features      None  
Lot Description        Back Lane, Back Yard, Interior Lot, Landscaped  
Roof                      Asphalt Shingle  
Construction          Composite Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 18th, 2025  
Date Sold                May 2nd, 2025  
Days on Market        14  
Zoning                    R-L  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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.