

# \$244,900 - 611 9 Avenue N, Lethbridge

MLS® #A2237928

**\$244,900**

2 Bedroom, 1.00 Bathroom, 1,046 sqft

Residential on 0.12 Acres

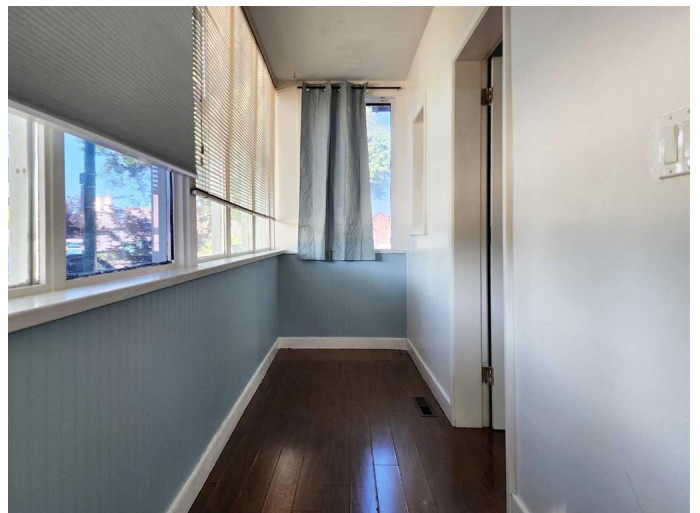
Staffordville, Lethbridge, Alberta

This delightful 1.5-storey home offers a fantastic opportunity for first-time buyers or investors looking to add value. The main floor features a cozy living room with a decorative fireplace, a functional kitchen, one full bathroom, laundry area, and a comfortable bedroom. Upstairs, you'll find a single level bedroom that offers the potential to be converted into two separate rooms. The basement provides ample storage space and houses the home's utilities, offering room for future upgrades. Step outside to enjoy a large backyard with convenient alley access—perfect for gardening, entertaining, or future development possibilities. Located at an attractive price point with immediate possession available, this property is brimming with possibilities. Don't miss your chance to make it yours!

Built in 1900

## Essential Information

MLS® #	A2237928
Price	\$244,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.12
Year Built	1900



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	611 9 Avenue N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1E5

### **Amenities**

Parking Spaces	2
Parking	Driveway, Front Drive, Off Street, Tandem

### **Interior**

Interior Features	See Remarks, Wood Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	6
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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