

# \$214,000 - 611 9 Avenue N, Lethbridge

MLS® #A2237928

## \$214,000

2 Bedroom, 1.00 Bathroom, 1,046 sqft

Residential on 0.12 Acres

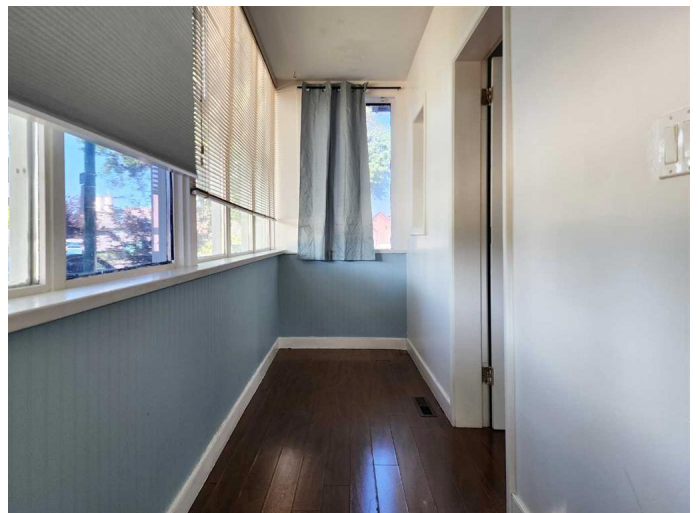
Staffordville, Lethbridge, Alberta

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          | \$214,000 |
| 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        | Front Drive, Off Street, Driveway, 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 | 88             |
| Zoning         | R-L            |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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