

# \$365,000 - 1006 9 Street N, Lethbridge

MLS® #A2216163

**\$365,000**

1 Bedroom, 1.00 Bathroom, 1,581 sqft

Residential on 0.19 Acres

Staffordville, Lethbridge, Alberta

You have to see this unique bungalow situated on the north side, featuring an amazing lot with extensive foliage and a double detached garage. This home has seen care and attention to detail over the years, and the yard is an absolute dream in full bloom, with complete privacy. The home features 1 bedroom and one bathroom but has room to expand to include an additional bedroom and bathroom. This property could be perfect for empty nesters or a small family. Contact our favorite REALTOR® to book a showing!

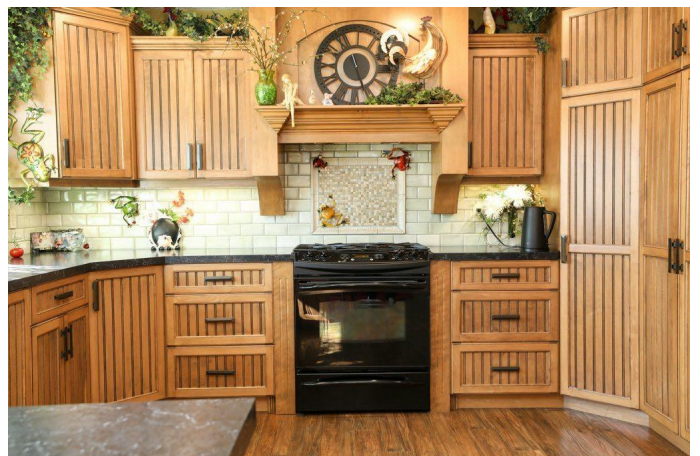
Built in 1980

## Essential Information

MLS® #	A2216163
Price	\$365,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,581
Acres	0.19
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 1006 9 Street N



Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H1Z8

### Amenities

Parking Spaces	1
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Sump Pump(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	4
Zoning	R-L

### Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.