

# \$309,000 - 1214 9 Avenue N, Lethbridge

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MLS® #A2257515

**\$309,000**

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.11 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to this unique and versatile property, perfect for first-time buyers or anyone looking for a home that offers both comfort and functionality. Featuring 2 bedrooms, 1.5 bathrooms, plus a bonus entrance room that can serve as a nursery, playroom, or cozy home office, this house is designed with flexibility in mind. What makes this property stand out is the separate studio/office space, ideal for working from home or pursuing creative projects without distractions. The heated garage with a workshop is a dream for hobbyists or those who need extra space for tools and storage. Inside, youâ€™ll appreciate the air conditioning for year round comfort. Step outside and youâ€™ll find a huge deck perfect for gatherings, a fire pit area for evenings under the stars, and even a tranquil waterfall feature to enjoy. Thereâ€™s also plenty of space next to the garage for a veggie garden, plus an apple tree for fresh fruit right in your backyard. This North Side home combines practical living with outdoor enjoyment a true gem ready for its next owners.

Built in 1937

## Essential Information

MLS® #	A2257515
Price	\$309,000
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	886
Acres	0.11
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1214 9 Avenue N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1G5

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Laminate Counters
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

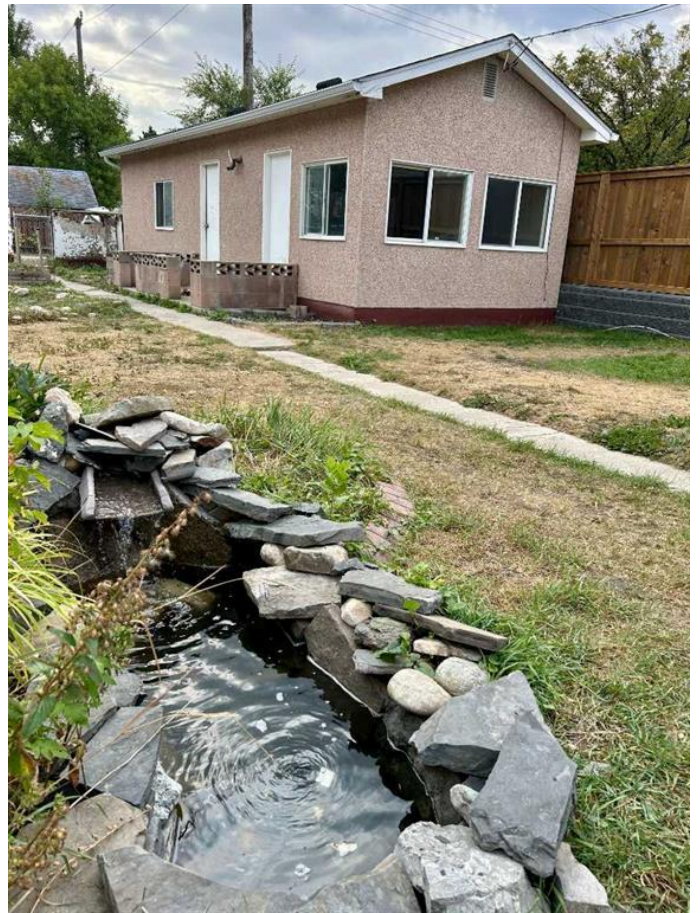
Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	Initia Real Estate
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