



Anne French  
Your REALTOR®  
Love where you live.

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1918 9 Avenue N  
Lethbridge, Alberta

MLS # A2182351



**\$350,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this well maintained 3 bedrooms up and 1 bedroom down illegal suited house located in the heart of Lethbridge, this place offers a perfect balance of comfort and convenience. With its private entrance, functional layout this suite is ideal for anyone wanting to use it as an investment or live there and have someone help pay your mortgage. There is also a single garage in the backyard. This home is located in a family-friendly neighborhood with schools, parks, shopping and public transit. The tenant upstairs has been there for years and would love to stay.