

**615 9 Avenue N
Lethbridge, Alberta**

MLS # A2193601



\$224,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	745 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Off Street, Rear Drive, RV Access/Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove- appliances as is, where is.

Looking for a starter home? Check out this charming 3-bedroom, 1-bathroom bungalow nestled in the heart of Staffordville! This property is an ideal choice for first-time homebuyers or savvy investors looking for a valuable addition to their rental portfolio. Two bedrooms feature built-in cabinetry for closet space and additional bedroom with water hookups for laundry. 4-piece bathroom conveniently located with built-in tub/shower combination. The dirt basement hosts the main utilities, and serves as additional storage space. The home features a fully-fenced backyard with several mature trees, providing plenty of space for outdoor activities and privacy. Additionally, there is convenient RV parking on the property for all your adventure needs! This property includes an attached single car shed with ample storage space, ensuring you have room for all your tools and toys. For those who love to tinker or need extra workspace, the 23'4" x 23.3" heated detached garage is a dream come true. Equipped with power, built-in shelves, and cabinetry, it's perfect for a large workshop or hobby area. Vehicle access to the detached garage is hassle-free with back alley access, offering more flexibility for parking and storage solutions. Location is key, and this home is ideally situated close to schools, green spaces, parks, and an array of restaurants and amenities, making it a convenient and vibrant place to live. Don't miss this opportunity to own a versatile property in a welcoming community.