

\$395,000 - 1006 9 Street N, Lethbridge

MLS® #A2267832

\$395,000

1 Bedroom, 1.00 Bathroom, 1,592 sqft

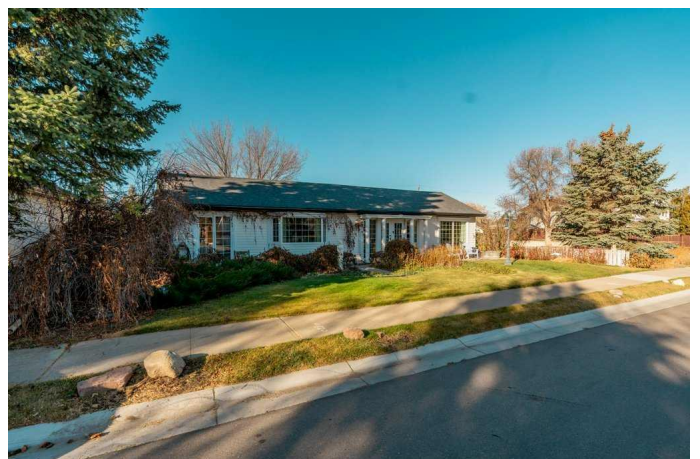
Residential on 0.19 Acres

Staffordville, Lethbridge, Alberta

Beautifully Updated Bungalow with a 23 X 23 Heated Detached double Garage.

Thoughtfully updated bungalow that combines timeless charm with modern comfort, offering an exceptional blend of quality, convenience, and style. With all living areas located on the main level, this residence provides effortless one-floor living. The open-concept living and dining areas flow seamlessly together, offering an ideal setting for both relaxed family living and entertaining guests. While the existing layout offers exceptional functionality, there is also the potential to add an additional bedroom and bathroom, allowing new owners to expand and customize the space to suit their needs. Beneath the home lies a clean crawl space with access to utilities â€” ensuring low maintenance and practicality. The private backyard serves as an inviting outdoor retreat, ideal for gatherings, gardening, or quiet relaxation it also offering abundant space for vehicles, hobbies, or a workshop â€” a true asset for those seeking functionality and year-round comfort. Perfectly situated near schools, parks, shopping, and public transit. And did I mention they just put in a new furnace, A/C, dishwasher, garage shingles, pot lights front and back, professional landscaping and tree trimming, and most of the house has been freshly painted. This is a rare gem book your appointment today.

Built in 1980



Essential Information

MLS® #	A2267832
Price	\$395,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,592
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	T1H 1Z8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), French Door
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony, Private Yard
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Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Other

Additional Information

Date Listed	October 30th, 2025
Days on Market	6
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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