

# \$289,000 - 1214 9 Avenue N, Lethbridge

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MLS® #A2257515

**\$289,000**

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    | \$289,000 |
| 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          | Partial, Unfinished                               |

### Exterior

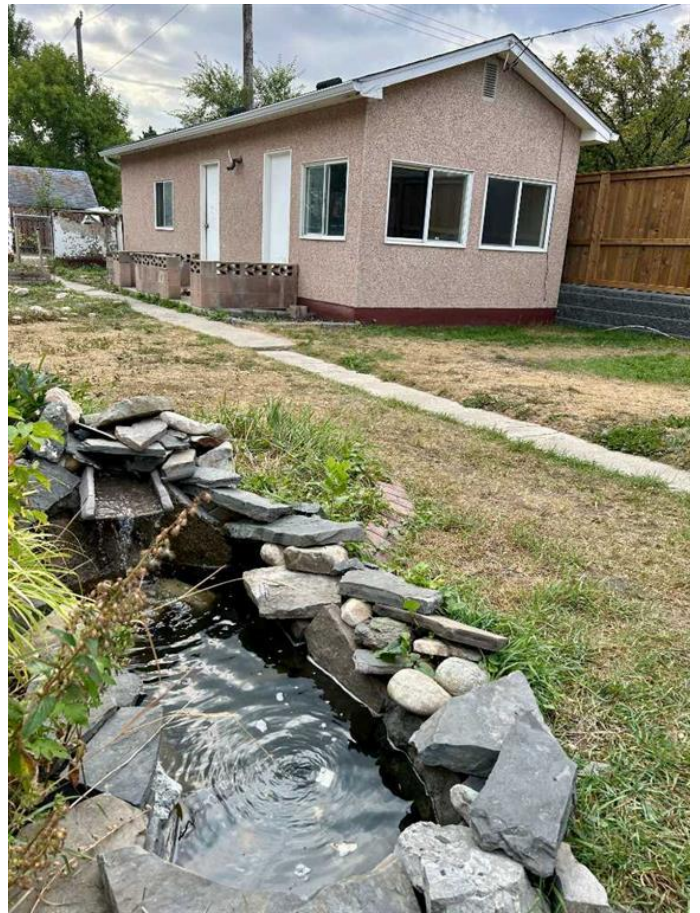
|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard  |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                 |
| Construction      |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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-L                  |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|



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