



Anne French  
Your REALTOR®  
Love where you live.

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2710 9 Avenue N  
Lethbridge, Alberta

MLS # A2312194



**\$432,000**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** fridge, range, microwave, dishwasher, washer, dryer, shed, garage door opener plus 2 controls

Beautifully maintained & updated home located in north Lethbridge just one block from Wilson Middle School, with quick access to shopping, parks and additional schools. The bright main floor features large windows that fill the home with natural light. The primary bedroom includes his and hers closets, while the office opens onto a covered deck for added outdoor living space. The basement offers a large family room with a cozy fireplace and plenty of storage space. Outside, the property features a practical shed with a window and an impressive heated double-door garage backing onto the back alley. The garage boasts a vaulted ceiling, built-in wood shelving and a work bench &mdash; a dream setup for hobbyists, mechanics, or extra storage needs. Updates include windows, furnace, hot water tank, black stainless steel kitchen appliances, carpet, and vinyl flooring. This home combines comfort, functionality, and thoughtful upgrades in a fantastic north Lethbridge location.