

1306 9 Street N
Lethbridge, Alberta

MLS # A2354123

\$339,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	738 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Metal Siding , Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Washer/Dryer, Dishwasher, Window Coverings, Garage Control(s), Freezer in basement

This charming 116-year-old home offers character, privacy, and plenty of space to enjoy. Inside, the home combines its original charm with extensive updates, including foundation walls, floor joists, electrical, plumbing, ductwork, a new furnace, and newer roof. The practical, open layout features a gas fireplace, upgraded stainless steel appliances, leather-finish quartz countertops, and a spacious primary bedroom. With three possible laundry locations, there's flexibility to relocate the laundry and make full use of the guest bedroom. The attic also offers potential for future development. Tucked among an incredible collection of mature trees and established landscaping, the large lot features towering spruce, cedar, juniper, and a remarkable honey locust tree, along with perennial flowers, a fenced backyard, and alley access on two sides. Outside, you'll find a unique cedar-shake finished shed with a cozy interior and plenty of possibilities, plus a single garage large enough for a full-sized truck, complete with 220V power and a new door opener. A truly unique property offering the charm of an older home, the comfort of modern updates, and a private outdoor setting. You need to see it for yourself! Come take a look today!