

# \$350,000 - 1301 9 Avenue N, Lethbridge

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MLS® #A2239449

## \$350,000

5 Bedroom, 2.00 Bathroom, 1,307 sqft  
Residential on 0.16 Acres

Winston Churchill, Lethbridge, Alberta

This 5 bedroom house offers tons of space and has so much potential. It has 3 bedrooms up with a large living room and another 2 bedrooms down with a large family room providing plenty of space for everybody. The main floor has hardwood floors throughout except for the kitchen which has tile. The kitchen is simple and functional with a bright dining room right off of it. The large living room is open and bright thanks to large windows facing the front fenced courtyard area of the yard. There are 3 large bedrooms on this level, a 4 piece bathroom, and the laundry conveniently located in the hallway. As you make your way downstairs you will notice a second laundry hook-up from when they relocated the laundry upstairs for better convenience. The downstairs offers a large open family room and den area along with 2 more bedrooms and a 3 piece bathroom. There are 3 separate entrances to the home, 2 just off the mudroom that is between the single attached garage and the house, and the front door within the fenced yard. The home and yard are large and have so much potential. Located near parks, schools, and the Logan Boulet Arena.

Built in 1956

## Essential Information

MLS® #	A2239449
Price	\$350,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,307
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1301 9 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1H3

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 13th, 2025
Days on Market	18
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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