\$420,000 - 2413 9 Avenue N, Lethbridge

MLS® #A2265304

\$420,000

4 Bedroom, 2.00 Bathroom, 1,390 sqft Residential on 0.14 Acres

Park Meadows, Lethbridge, Alberta

This charming 4 bedroom, 2 bathroom home offers comfort, functionality and plenty of room to grow. The main floor features 3 bedrooms, cheerful bright living areas with newer windows and a cozy bonus/family room off of the side entrance that comes complete with a gas fireplace. The lower level includes the 4th bedroom (window not egress), a large games room, a 3-piece bathroom, a generous utility and laundry room that comes with a soaker sink and lots of extra storage space, and a cold room for extra pantry items or canned goods. Most major components have been updated such as the torch down roofing done in 2020, garage shingles in 2014, new hot water tank, furnace and A/C new last year, new light fixtures upstairs, as well as some new plumbing and faucet fixtures. Current owner added heat venting to the bonus/family room as well. Parking is a breeze here with the 26'x24' detached garage in the back, carport and RV parking. This home is centrally located close to schools as well, making it a perfect place to raise your family.

Built in 1964

Essential Information

MLS® # A2265304 Price \$420,000

Bedrooms 4
Bathrooms 2.00







Full Baths 2

Square Footage 1,390 Acres 0.14 Year Built 1964

Type Residential Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 2413 9 Avenue N

Subdivision Park Meadows

City Lethbridge

County Lethbridge

Province Alberta
Postal Code T1H 1J4

Amenities

Parking Spaces 6

Parking Double Garage Detached, RV Access/Parking, Attached Carport

of Garages 2

Interior

Interior Features Central Vacuum, Storage

Appliances Central Air Conditioner, Dryer, Garage Control(s), Range Hood,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air
Cooling Central Air

Cooling Centre Fireplace Yes # of Fireplaces 2

Fireplaces Gas
Has Basement Yes

Basement Partial

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard
Roof Flat Torch Membrane
Construction Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2025

Days on Market 17
Zoning R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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