\$395,000 - 1006 9 Street N, Lethbridge

MLS® #A2267832

\$395,000

1 Bedroom, 1.00 Bathroom, 1,592 sqft Residential on 0.19 Acres

Staffordville, Lethbridge, Alberta

Beautifully Updated Bungalow with a 23 X 23 Heated Detached double Garage.

Thoughtfully updated bungalow that combines timeless charm with modern comfort, offering an exceptional blend of quality, convenience, and style. With all living areas located on the main level, this residence provides effortless one-floor living. The open-concept living and dining areas flow seamlessly together, offering an ideal setting for both relaxed family living and entertaining guests. While the existing layout offers exceptional functionality, there is also the potential to add an additional bedroom and bathroom, allowing new owners to expand and customize the space to suit their needs. Beneath the home lies a clean crawl space with access to utilities â€" ensuring low maintenance and practicality. The private backyard serves as an inviting outdoor retreat, ideal for gatherings, gardening, or quiet relaxation it also offering abundant space for vehicles, hobbies, or a workshop â€" a true asset for those seeking functionality and year-round comfort. Perfectly situated near schools, parks, shopping, and public transit. And did I mention they just put in a new furnace, A/C, diahwasher, garage shingles, pot lights front and back, professional landscaping and tree trimming, and most of the house has been freshly painted. This is a rare gem book your appointment today.







Essential Information

MLS® # A2267832 Price \$395,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 1,592 Acres 0.19 Year Built 1980

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 1006 9 Street N
Subdivision Staffordville
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1H 1Z8

Amenities

Parking Spaces 4

Parking Double Garage Detached, Garage Door Opener, Heated Garage, Off

Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No

Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Other

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Partial

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete, Other

Additional Information

Date Listed October 30th, 2025

Days on Market 1

Zoning R-L

Listing Details

Listing Office Lethbridge Real Estate.com

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