

# \$309,900 - 1277 9 Avenue N, Lethbridge

MLS® #A2257643

## \$309,900

5 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 0.18 Acres

St Edwards, Lethbridge, Alberta

Spacious and full of potential, this 1204 sq ft property offers 5 total bedrooms and 2 bathrooms, making it ideal for large families, multi-generational living, or savvy investors. Featuring central air conditioning, a newer furnace, and hot water on demand, the home combines comfort with efficiency. Situated on a generous lot, it includes a 20' x 22' detached garage and two separate basements—perfect for future suite development or added storage. The shingles on both the home and garage were replaced around 2015, and while the interior remains in very original condition, it's a renovator's dream or a great addition to any revenue portfolio.

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257643    |
| Price          | \$309,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,204       |
| Acres          | 0.18        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1277 9 Avenue N |
| Subdivision | St Edwards      |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 1H1         |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Built-in Features       |
| Appliances        | Other                   |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Has Basement      | Yes                     |
| Basement          | Finished, See Remarks   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 21                   |
| Zoning         | R-L                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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