



GRASSROOTS
REALTY GROUP

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1, 916 9 Street N
Lethbridge, Alberta

MLS # A2314562



\$389,900

Division:	Staffordville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,254 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot, Street Lighting		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, OTR Hoodfan, Dishwasher, Washer, Dryer

Another great QUALITY and AFFORDABLE build in Lethbridge! Why buy used when you can own BRAND NEW for this price? Get excited about the details of this location and this build. The main floor is an open concept, hosting the kitchen with a full stainless steel appliance package, 5 foot kitchen island with breakfast bar, living and dining rooms. The main floor still has room for the half bathroom, pantry and walk in laundry room. Upstairs you will find the 3 bedrooms, 2 of which are generously sized with the Master bedroom being the largest. The Master bedroom also is home to a larger closet and a full ensuite bathroom! Finishing off the upstairs is 1 more full bathroom. The basement is unfinished and is a walkout! It is ready for you to take the next step to complete. Enjoy the large lot as you will receive a double parking pad in the back, which also has a paved back alley! This home comes with Progressive New Home Warranty giving you peace of mind as a homeowner. What else is there to say? Call your realtor today to learn more and view this home!