



GRASSROOTS
REALTY GROUP

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925 9 Street S
Lethbridge, Alberta

MLS # A2348814

\$329,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	1909 (117 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Shed, Wardrobe in upstairs girls bedroom

When you think of what a home in a fairy tale would look like, this is the image that pops into mind! This super cute 1.5 story home belongs in a child's picture book. While outside looks so cute and homey, step inside and this home belongs in a Better Homes and Gardens magazine! The owners have done a fantastic job of renovating this home while still leaving all the wonderful character that an older period home has, such as the very wide original baseboards. This home has a wonderful layout with a large spacious kitchen, featuring tons of pot drawers and cabinetry and stainless steel appliances, a main floor master bedroom and a generous sized main floor 4 Pc bathroom, a large dining room perfect for entertaining and a cozy living room perfect for visiting or watching a great movie! One of the great features of this home is its main floor laundry so you don't have to go down into the basement. Upstairs you will find another 3 Pc bathroom with a gorgeous claw foot tub, there are also two good sized bedrooms upstairs, perfect for the kids. Outside the sellers have built a covered deck perfect for dining outside in the summer, as well as another low deck perfect for sunbathing. Off alley parking makes living here a breeze as you don't have to park on the street. This home has seen many updates which include: A new front door, all new windows in original section of home built in 1909 + 1 in addition area (windows in the addition area are approx from 1980's), vinyl plank flooring 2023, new light fixtures, new paint on main floor, white Ikea kitchen cabinets and countertops in 2014, appliances in kitchen 2024 (except OTR microwave), fence 2021, roof was redone in 2019, HWT 2024, furnace updated around 15 years ago.