

# \$295,000 - 625 9 Street S, Lethbridge

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MLS® #A2213305

**\$295,000**

4 Bedroom, 1.00 Bathroom, 1,820 sqft

Residential on 0.08 Acres

London Road, Lethbridge, Alberta

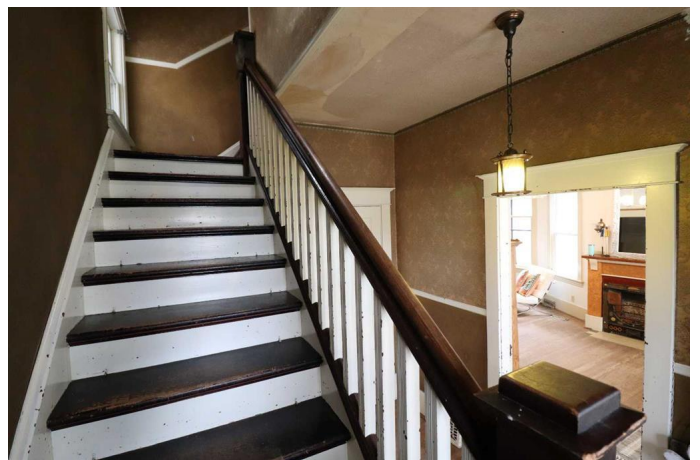
Few and far between are true character homes that offer this much charm and potential. Take the time to have a look and just imagine what your ideas could accomplish! It all starts with exceptional features that include spacious rooms, elevated ceilings, three large bay windows, and original hardwood flooring, interior doors, tall baseboards, and wide casings. Built in 1910, the home retains level floors and square doorways which is an appealing start with properties of this vintage. There is a great amount of versatility with the rooms above grade. The 4-bedroom feature that includes one on the main level could serve as a home office or study. A kitchen expansion into the dinette area is a possibility as there is also a formal dining room available. Generously sized bedrooms upstairs, walk-in closets, an east facing sunroom right off the primary bedroom, and 4pc bathroom complete the top floor. As for storage, there is plenty of great space in the basement. The location is prime and within easy walking distance to the city center and all its amenities. Call your Real Estate Professional today to book a viewing appointment!

Built in 1910

## Essential Information

MLS® #                   A2213305

Price                     \$295,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,820
Acres	0.08
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	625 9 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2L5

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Walk-In Closet(s)
Appliances	Gas Range, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 22nd, 2025

Zoning R-L(L)

## **Listing Details**

Listing Office Royal LePage South Country - Lethbridge

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