

\$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	17
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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