

# \$364,900 - 942 9 Street S, Lethbridge

MLS® #A2212767

**\$364,900**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.12 Acres

Fleetwood, Lethbridge, Alberta

Don't let the charming curb appeal fool you—this fully upgraded southside gem is anything but ordinary. Every inch of this 2-bedroom home has been thoughtfully modernized with quality in mind. Step into a stunning custom kitchen featuring 3/4" cabinets, quartz countertops (and matching table), a stone sink, subway tile, induction range, and OTR microwave. The updates continue throughout: new Ply-Gem double-pane low E argon windows, Hardie board siding, and a refreshed front entry. Enjoy year-round comfort with a heat pump A/C combo and high-efficiency gas furnace (2022), plus a newer hot water tank (2018). The laundry area has been updated and is included in the square footage. The bathroom is freshly redone (2024) with a tiled glass shower. A concrete basement is great for clean, dry storage and is accessible from both in and outside the house and is roughly 5.5 feet in height. Outside, relax on the interlocking brick patio (2020), with two storage sheds and a tandem carport equipped with 16 solar panels and exterior 20-amp plug-ins. The cement block garage has been transformed into a fully insulated art and music studio—double-door access, new windows, sound-gap foil insulation, and an overhead infrared heater make it functional year-round. Located on a mature, tree-lined street in the heart of Lethbridge's desirable south side, this one-of-a-kind home offers far more than meets the eye—replacement cost would be



significantly higher than the asking price. Call your Realtor® to schedule a viewing TODAY!

Built in 1946

### Essential Information

MLS® #	A2212767
Price	\$364,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.12
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	942 9 Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2M2

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Carport
# of Garages	2

### Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Sep. HVAC Units
Has Basement	Yes

Basement	Crawl Space, See Remarks
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## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	10
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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