

\$409,900 - 934 9 Street S, Lethbridge

MLS® #A2206577

\$409,900

5 Bedroom, 3.00 Bathroom, 1,504 sqft
Residential on 0.14 Acres

Fleetwood, Lethbridge, Alberta

Nestled in an incredible south side neighborhood, this 1.5-storey home offers the perfect blend of comfort, space, and tranquility. Surrounded by mature trees and beautifully landscaped grounds, this property is the ideal retreat for families seeking both style and function. The bright and airy main floor features a spacious primary bedroom with an expansive ensuite thatâ€™s a true spa retreat, complete with a luxurious soaker tub, double vanities, a walk-in shower, and an abundance of natural light. Down the hall, a beautiful living space and convenient half bath is also located on this level. The updated kitchen is a chefâ€™s dream, boasting modern finishes and ample storage, while the adjoining dining nook overlooks the beautifully maintained backyardâ€”a perfect space for family gatherings or relaxing meals. Upstairs, you'll find four additional bedrooms, offering plenty of room for the kids, guests, or a home office. An additional full bath ensures comfort for the whole family. The fully finished basement adds even more living space, with a cozy additional living area, an office or studio that could possibly be transformed into a bedroom, plus a laundry room and extra storage space to suit all your needs. Step outside into your private oasisâ€”an impeccably landscaped, fully fenced backyard featuring perennial gardens and mature trees, ideal for outdoor entertaining or quiet relaxation. A massive detached double garage complete with in-floor heating provides plenty



of space for vehicles, tools, workshop and more. This home truly has it all: a fantastic location, spacious interiors, and a backyard that feels like your own private park. Donâ€™t miss the opportunity to make this dream property your own!

Built in 1946

Essential Information

MLS® #	A2206577
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	934 9 Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2M2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	March 29th, 2025
Days on Market	6
Zoning	R-L

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.