



## 1214 9 Avenue N, Lethbridge, Alberta - \$309,000



Main Photo

### Property Description

Welcome to this unique and versatile property, perfect for first-time buyers or anyone looking for a home that offers both comfort and functionality. Featuring 2 bedrooms, 1.5 bathrooms, plus a bonus entrance room that can serve as a nursery, playroom, or cozy home office, this house is designed with flexibility in mind. What makes this property stand out is the separate studio/office space, ideal for working from home or pursuing creative projects without distractions. The heated garage with a workshop is a dream for hobbyists or those who need extra space for tools and storage. Inside, you'll appreciate the air conditioning for year round comfort. Step outside and you'll find a huge deck perfect for gatherings, a fire pit area for evenings under the stars, and even a tranquil waterfall feature to enjoy. There's also plenty of

space next to the garage for a veggie garden, plus an apple tree for fresh fruit right in your backyard. This North Side home combines practical living with outdoor enjoyment a true gem ready for its next owners.

## REALTOR Referral

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REALTOR®

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