

\$420,000 - 2413 9 Avenue N, Lethbridge

MLS® #A2265304

\$420,000

4 Bedroom, 2.00 Bathroom, 1,390 sqft

Residential on 0.14 Acres

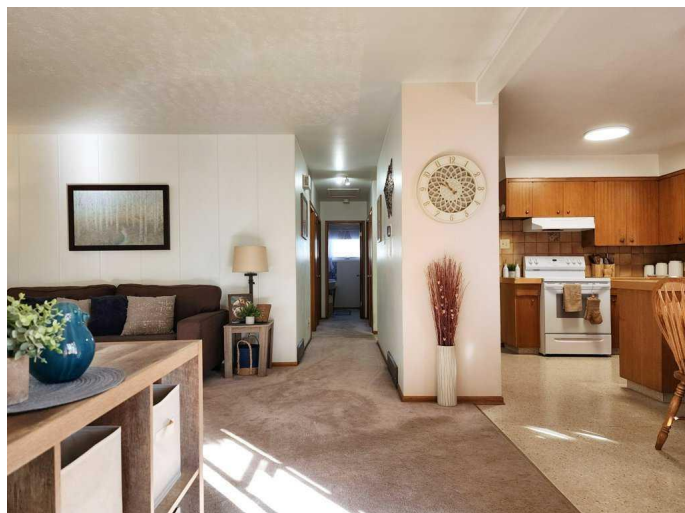
Park Meadows, Lethbridge, Alberta

This charming 4 bedroom, 2 bathroom home offers comfort, functionality and plenty of room to grow. The main floor features 3 bedrooms, cheerful bright living areas with newer windows and a cozy bonus/family room off of the side entrance that comes complete with a gas fireplace. The lower level includes the 4th bedroom (window not egress), a large games room, a 3-piece bathroom, a generous utility and laundry room that comes with a soaker sink and lots of extra storage space, and a cold room for extra pantry items or canned goods. Most major components have been updated such as the torch down roofing done in 2020, garage shingles in 2014, new hot water tank, furnace and A/C new last year, new light fixtures upstairs, as well as some new plumbing and faucet fixtures. Current owner added heat venting to the bonus/family room as well. Parking is a breeze here with the 26'x24' detached garage in the back, carport and RV parking. This home is centrally located close to schools as well, making it a perfect place to raise your family.

Built in 1964

Essential Information

MLS® #	A2265304
Price	\$420,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,390
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2413 9 Avenue N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1J4

Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking, Attached Carport
# of Garages	2

Interior

Interior Features	Central Vacuum, Storage
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2025
Days on Market 4
Zoning R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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