

\$299,900 - 1217 9 Avenue S, Lethbridge

MLS® #A2264065

\$299,900

3 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.15 Acres

London Road, Lethbridge, Alberta

Welcome to 1217 9 Ave S – an affordable Southside opportunity in the highly desirable London Road neighborhoods! This bungalow offers 3 bedrooms and 2 full bathrooms, with 2 spacious bedrooms on the main floor and a third in the basement.

Inside, the home has been freshly cleaned and features new kitchen counters, with finished basement. The lot is a standout – mature trees, a large backyard perfect for kids or pets, RV or trailer parking, and even a heated rear workshop/garage with tall ceilings and an overhead door. There’s also a single detached front garage.

Location couldn’t be better: across from Fleetwood Elementary, two blocks from the hospital, steps to Urban Grocer, and situated on a beautiful tree-lined street in one of Lethbridge’s most mature south side areas. Great potential for investors, families, or first-time buyers who love character and want to personalize their home.

Built in 1940

Essential Information

MLS® #	A2264065
Price	\$299,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	745
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1217 9 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1V3

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Single Garage Detached
# of Garages	5

Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	R-L(L)

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.