

\$259,900 - 4, 545 9 Avenue N, Lethbridge

MLS® #A2257841

\$259,900

3 Bedroom, 2.00 Bathroom, 589 sqft
Residential on 0.10 Acres

Staffordville, Lethbridge, Alberta

This 3-bedroom, 1.5-bathroom condo is move-in ready with recent upgrades and a great location. Offering easy access to highways, walking distance to bus stops, and close to walking paths in the coulees, it's convenient and well-situated.

The sellers have invested \$20,000 in renovations, and the home includes newer appliances, plus a serviced and inspected furnace and hot water tank. Central air conditioning keeps you comfortable on those hot summer days.

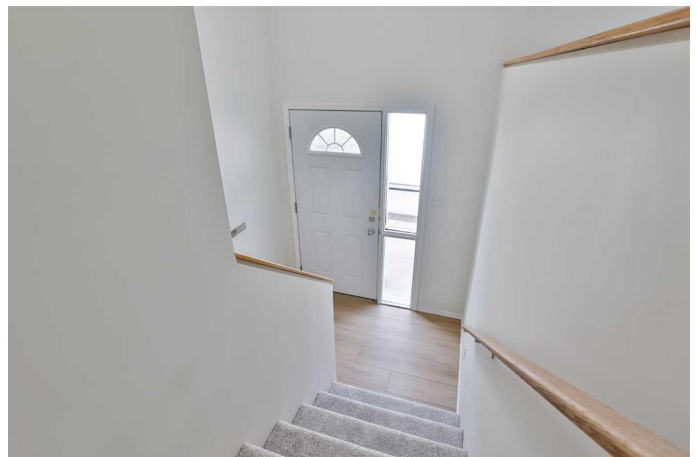
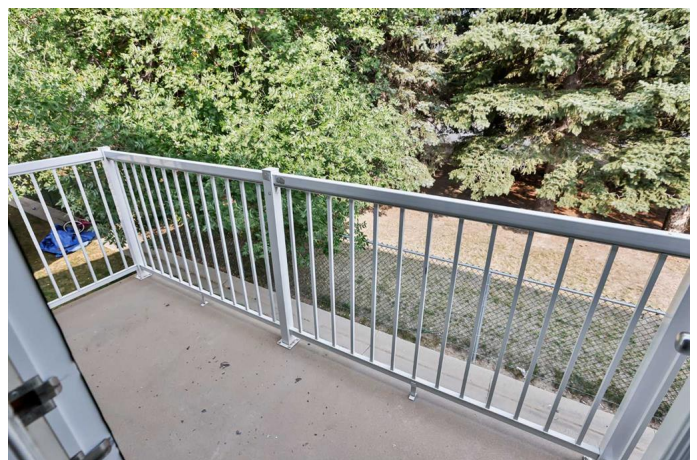
The main floor features a living room, dining area, kitchen, storage, and half bathroom, along with a balcony overlooking greenspace and trees – offering a private, secluded feel with no neighbours behind. The lower level includes three bedrooms, a full 4-piece bathroom, and laundry facilities.

Enjoy the condo lifestyle with maintenance-free exterior living, giving you more time to relax and less time on upkeep. With thoughtful renovations, practical features, and a functional layout, this property is ready for you to move in and enjoy.

Built in 2002

Essential Information

MLS® # A2257841



Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	589
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	4, 545 9 Avenue N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6S9

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025
Days on Market 6
Zoning R-75

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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.