

# \$235,000 - 3, 535 9 Avenue N, Lethbridge

MLS® #A2228499

**\$235,000**

2 Bedroom, 1.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Staffordville, Lethbridge, Alberta

Welcome to #3 535 9 Avenue N in Coulee View Condos, an affordable, well-maintained unit in a peaceful northside community with beautiful views of the coulees. This bright and open home features a spacious living and dining area, a functional kitchen with pantry, and a separate laundry room. With two comfortable bedrooms, a full 4-piece bathroom, and a private outdoor storage shed, itâ€™s the perfect blend of comfort and low-maintenance living. Enjoy the natural scenery right outside your door, all while being close to parks, schools, and other amenities. Please view the video walkthrough in the links tab or on YouTube by searching for the home address. Pet approval is required.

Built in 2002

## Essential Information

MLS® #	A2228499
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	887
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit



Status Active

### Community Information

Address 3, 535 9 Avenue N  
Subdivision Staffordville  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1H 1Z7

### Amenities

Amenities Parking, Visitor Parking  
Parking Spaces 1  
Parking Stall

### Interior

Interior Features Laminate Counters, Sump Pump(s)  
Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Mantle  
# of Stories 2  
Basement None

### Exterior

Exterior Features Private Entrance  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 10th, 2025  
Days on Market 15  
Zoning R-75

### Listing Details

Listing Office Royal LePage South Country - Lethbridge

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