

# \$375,000 - 2123 9a Avenue S, Lethbridge

MLS® #A2220258

## \$375,000

4 Bedroom, 2.00 Bathroom, 894 sqft

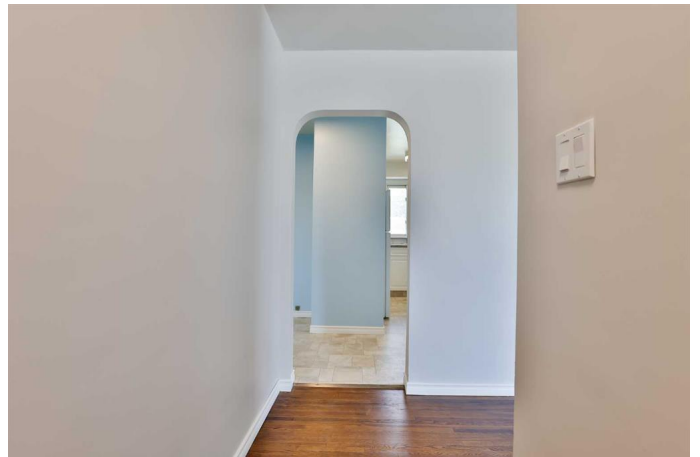
Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Looking for Value? This One Has It All!  
Are you searching for true bang for your buck? Welcome to this beautifully updated home, perfectly situated on a quiet, established street just steps from the hospital—an area where properties rarely come up for sale! From the moment you arrive, you’ll appreciate the thoughtful renovations and curb appeal, including new shingles on both the house and garage, fresh exterior paint, updated landscaping, and a brand-new rear deck perfect for summer evenings.

Inside, the main floor features beautifully redone hardwood floors, updated lino, fresh paint, new trim and baseboards, modern lighting, a refreshed kitchen, and a fully renovated bathroom. Two bright and comfortable bedrooms complete this level. Downstairs, the basement is ready for your vision—with two more bedrooms, a bathroom with laundry, and a spacious living or family room waiting to be finished to your taste. But the real showstopper? The massive 16' x 46' garage with drive-through doors—access it from the alley or the front driveway! Whether you're a car enthusiast, need a workshop, or want unbeatable storage, this garage delivers. With an unbeatable location, a huge lot, and extensive updates, this home is a rare opportunity that combines lifestyle and value. Don't miss your chance—come see it today!

Built in 1963



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220258    |
| Price          | \$375,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 894         |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2123 9a Avenue S |
| Subdivision | Victoria Park    |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1J 1X9          |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Double Garage Detached, Drive Through |
| # of Garages   | 2                                     |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                  |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Landscaped, Lawn |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 1              |
| Zoning         | R-L            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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