

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

MLS® #A2220258

## \$375,000

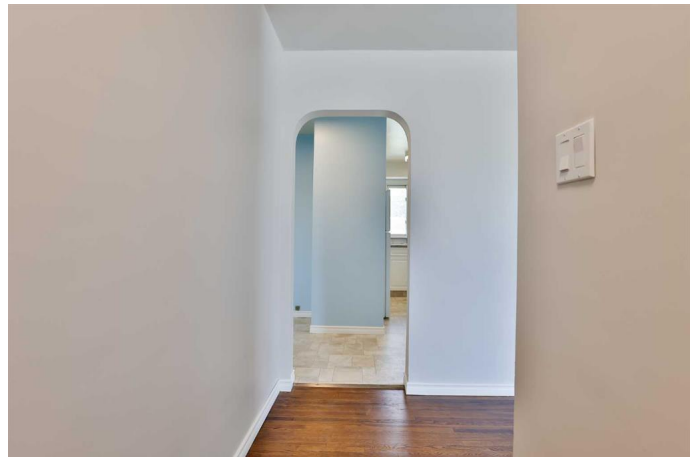
4 Bedroom, 2.00 Bathroom, 894 sqft

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	25
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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