



**GRASSROOTS**  
REALTY GROUP

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**2123 9A Avenue S**  
**Lethbridge, Alberta**

**MLS # A2220258**



**\$375,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

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&mdash;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&mdash; 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&mdash;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&mdash;come see it today!