



GRASSROOTS
REALTY GROUP

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1111 9 Avenue S
Lethbridge, Alberta

MLS # A2220627



\$339,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	675 sq.ft.	Age:	1944 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Central AC, Garage Door Opener and Remote

Welcome to 1111 9 Avenue South, a beautifully updated 2-bedroom, 1-bathroom bungalow offering modern comfort and thoughtful design in one of Lethbridge's most desirable neighborhoods. Step into the open-concept main floor, where a bright and spacious living area flows seamlessly into a gorgeously renovated kitchen—complete with contemporary finishes, ample cabinetry, and sleek appliances, perfect for both everyday living and entertaining. The fully finished basement adds valuable living space with a large family room, dedicated storage, and a generously sized laundry room. Outside, you'll love the heated super single garage, fully equipped with water and sewer hookups—a rare and highly functional feature for hobbyists, car enthusiasts, or anyone needing a versatile workspace. Everything in this home is new, offering peace of mind and modern efficiency. Located close to schools, parks, shopping, and transit, this home is a perfect fit for first-time buyers, small families, or downsizers looking for quality and convenience.