



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2153 9b Avenue S  
Lethbridge, Alberta

MLS # A2253765



**\$428,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters		

**Inclusions:** n/a

Just moments from the hospital, this artistic and beautifully updated home is an absolute must-see! The wide open main floor is flooded with natural light, creating the perfect space for entertaining and everyday living. Upstairs features 3 spacious bedrooms and a modern, updated bathroom, ideal for families. Downstairs, you'll find a large rec room, a dedicated theatre room, a fourth bedroom with a private powder room, plus an extra full bathroom — giving you all the space you need! Outside, enjoy a great-sized backyard perfect for BBQs, get-togethers, and summer nights, along with a single detached garage for parking and storage. With newer upgrades throughout, including the roof, hot water tank, furnace, countertops, light fixtures, paint, and appliances. This home blends style, comfort, and functionality in one perfect package!