



2153 9b Avenue S
Lethbridge, Alberta

MLS # A2253765



\$428,900

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

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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!