



**1307 9 Avenue S
Lethbridge, Alberta**

MLS # A2108048



\$362,000

Division:	Victoria Park		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,448 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable Connected
Features:	Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All window coverings, fridge, stove, dishwasher, washer & dryer, freezer, electric mobility scooter, garage door opener and controls

Accessible Home in Victoria Park! Custom built in 1994, this spacious bungalow is wheelchair and walker friendly, with extra wide hallways and doorways, handrails in the bathrooms, step-in low curb shower in the master bath, and ramp access both front and rear. With over 1440ft² on the main floor, (plus a sunroom) you'll appreciate the extra large and bright kitchen, living, and dining areas with sunny south exposure. The master is huge with a roomy ensuite, and there is a second bedroom, a full 4 piece bath and a convenient laundry/mudroom. The basement is wide open with a third bedroom and extra bath. Outside there is a concrete patio, an extra large 26 x 28 detached garage, and extra parking. Nicely fenced and landscaped, this unique home enjoys a great central location just a few blocks to retail and healthcare, including dining, grocery, hospital, and pharmacy.