



GRASSROOTS
REALTY GROUP

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1509 9 Avenue S
Lethbridge, Alberta

MLS # A2139294



\$285,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1948 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Fridges x2, Stoves x2, Washer/Dryer

1509 9 Ave South is a charming property in Lethbridge's beautiful Victoria Park neighbourhood. Conveniently situated close to the hospital, shopping, and schools, this house offers both comfort and practicality. This delightful home features 2 bedrooms and 1 bathroom on the main floor, with an additional 1 bedroom and 1 bathroom illegal basement suite that has well-maintained laminate and linoleum flooring. The main floor boasts beautiful hardwood flooring, a recently renovated bathroom, laundry hookups in the 2nd bedroom, and newer windows that add to the home's warm and inviting atmosphere. The property includes a single detached garage giving it great potential as a revenue property. Contact your agent today and ask about booking a private showing.