



**2146 9b Avenue S**  
**Lethbridge, Alberta**

**MLS # A2172915**



**\$850,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,800 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Central, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Basement suite appliances. Fridge, stove, dishwasher, washer/dryer Garden shed

Welcome to 2146 9B Avenue South. Centrally located, this 1/4 acre backs onto a secluded park and is within walking distance to Chinook Regional Hospital, Henderson Park, schools and shopping. The house underwent construction of an addition in 2018, creating a bright and spacious home that embraces all that the land has to offer. Starting with the yard, the 60x60 grassed area has been the host of many friendly hockey games on the home rink during the winter, soccer games in the summer. The party can continue as you enjoy the Canada Day fireworks from the backyard. It's the perfect place for family and friends to gather. The house is 2800 sq feet above grade, including three well appointed bedrooms and two bathrooms on the main floor. Central to the home is the great room, with 14 ft vaulted ceiling. Bring the outdoors in while enjoying the view of the expansive yard and park through wall to wall windows. A walk through pantry and large boot room brings you to an oversized 28x28 ft attached garage. Above the garage you'll find the perfect games room for kids of all ages. The room is expansive with ample space for a pool table, gaming centre, home gym and golf simulator! To complete the house, the basement is a completely separate non-legal, 1200 sq foot 2 bedroom, one bathroom basement suite. This bright suite includes its own separate entrance, laundry and heating system. This property is a rare find. A spacious home situated on a quarter acre of land, all within the inner city.