



**2218 9 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2173710**



**\$369,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Victoria Park  |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,278 sq.ft.   | <b>Age:</b>   | 1955 (69 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad, RV Access/Parking, RV Gated |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Standard Shaped Lot           |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Linoleum                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Wood Siding                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Separate Entrance, Storage |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Freezer, Window Coverings, Shed (as is where is), Window AC (as is)

Nestled on a picturesque tree-lined street, this charming bungalow exudes curb appeal and warmth, showcasing the love and care it has received over the years. Location is key, and this bungalow is ideally situated close to Lethbridge Regional Hospital, Henderson Lake Park, Nikka Yuko Gardens, shopping, and restaurants offering residents easy access to beautiful parks, walking trails, and recreational activities. Whether you're looking for a peaceful retreat or a vibrant community atmosphere, this home offers the best of both worlds. The layout is both practical and inviting, with plenty of room for family gatherings and entertaining guests. The main floor features a functional kitchen that opens to the large dining room area and living room just past the front entry. There are 2 bedrooms and 1 full bathroom on the main floor, including the primary bedroom where two bedrooms became one. And you can also enjoy the convenience of laundry on the main floor. The lower level opens into a spacious family room along with another bedroom and second full bathroom with plenty of storage space and even a work shop. The backyard is a true haven, highlighted by a stunning oak tree, it is a perfect spot for relaxation or for children to play, while also enjoying the many perennials that have been planted over the years. There is plenty of room in the backyard to build a garage or shop. With its lovingly maintained features and potential for future enhancements, this bungalow is a great opportunity, waiting for its next owner to create lasting memories.