

\$350,000 - 1307 9 Avenue S, Lethbridge

MLS® #A2108048

\$350,000

3 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 0.13 Acres

Victoria Park, Lethbridge, Alberta

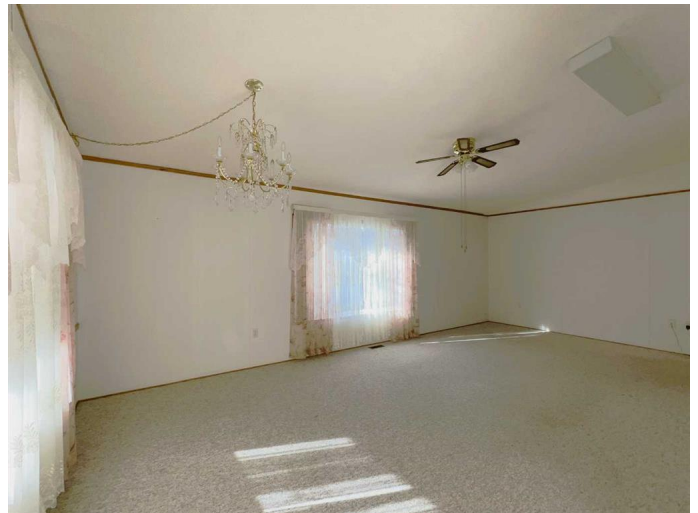
Accessible Home in Victoria Park!

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.

Built in 1994

Essential Information

MLS® #	A2108048
Price	\$350,000
Sold Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,448
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1307 9 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1V6

Amenities

Utilities	Cable Connected
Parking Spaces	3
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Parking Pad

Interior

Interior Features	Vinyl Windows, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
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Date Sold	September 24th, 2024
Days on Market	202
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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