

\$368,000 - 2306 9 Avenue S, Lethbridge

MLS® #A2149361

\$368,000

3 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.15 Acres

Victoria Park, Lethbridge, Alberta

Renovation with Attention to Detail

2022/2023-Kitchen, all new cabinets, new appliances, Quartz Countertops, Built In Range Hood; Main Bathroom Added Cabinets, Double Vanity, Full Tiled Shower, Tile Floor; Basement Bathroom redone to add Tub/Shower with tile and tile floor; throughout the house, new switches & outlets, all new light fixtures, floating laminate flooring screwed so almost no squeaks, self leveling concrete to level basement floor, all new trim, casings and baseboards, all new interior doors, all walls, trim and ceilings repainted, new Livingroom Windows, Previous owner had replaced other main floor windows blown in insulation in attic; Roof-new sheathing, water & ice shield used at eaves & valleys, all shingles tar tabbed, additional venting to roof. Added paving stone foundation for shed. Front steps refinished; Landscaping refreshed; Front of house has new cladding and paint on non brick areas; new Front Door.

Built in 1954

Essential Information

MLS® #	A2149361
Price	\$368,000
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,005
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2306 9 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1X3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Built-in Features, Quartz Counters
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 13th, 2024
Date Sold	July 31st, 2024
Days on Market	17

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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