

# **\$359,900 - 2218 9 Avenue S, Lethbridge**

MLS® #A2173710

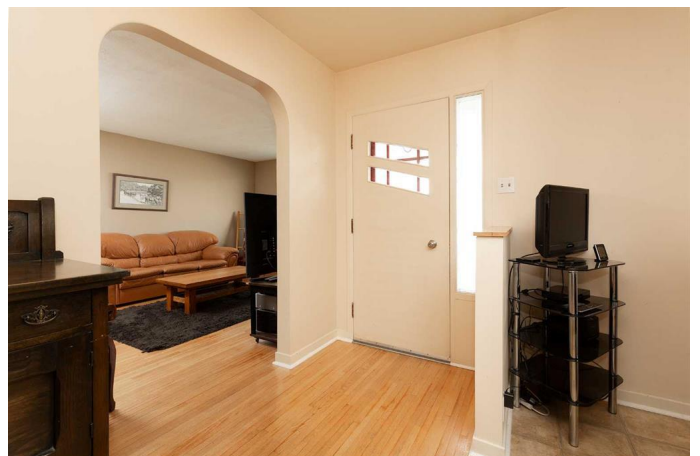
**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,278 sqft

Residential on 0.15 Acres

Victoria Park, Lethbridge, Alberta

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.

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2173710    |
| Price          | \$359,900   |
| Sold Price     | \$355,950   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,278       |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2218 9 Avenue S |
| Subdivision | Victoria Park   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 1X3         |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | RV Access/Parking, Off Street, Parking Pad, RV Gated |

**Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Smoking Home, Storage, Separate Entrance |
| Appliances        | See Remarks                                 |
| Heating           | Forced Air                                  |
| Cooling           | Window Unit(s)                              |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

**Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Wood Siding                         |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 21st, 2024  |
| Date Sold      | November 29th, 2024 |
| Days on Market | 39                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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