

1111 9 Avenue S
Lethbridge, Alberta

MLS # A2220627



\$329,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	675 sq.ft.	Age:	1944 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(L)
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Central AC, Garage Door Opener and Remote

Welcome to 1111 9 Avenue South, a beautifully updated 2-bedroom, 1-bathroom bungalow offering modern comfort and thoughtful design in one of Lethbridge's most desirable neighborhoods. Step into the open-concept main floor, where a bright and spacious living area flows seamlessly into a gorgeously renovated kitchen—complete with contemporary finishes, ample cabinetry, and sleek appliances, perfect for both everyday living and entertaining. The fully finished basement adds valuable living space with a large family room, dedicated storage, and a generously sized laundry room. Outside, you'll love the heated super single garage, fully equipped with water and sewer hookups—a rare and highly functional feature for hobbyists, car enthusiasts, or anyone needing a versatile workspace. There is so much in this home that is new, offering peace of mind and modern efficiency - Furnace 2019, Hot Water Tank - 2022, Garage 2015. Only half a block from an elementary school and Kinsmen Park.