

**1319 9 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2229809**



**\$349,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Garage Faces Rear, See Remarks, Single C		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** 2 fridges, 2 Stoves, 2 Washers, 2 Dryers

Legal Suite! Quaint, raised bungalow in a superb central location. 2 bedroom suite up with private entrance and private laundry. 1 big bedroom suite down with it's own laundry too. The main level has JUST been wonderfully refreshed and the basement suite was renovated in 2020. Main level refreshment includes new front door, most hardwood refinished, interior paint, bathroom flooring and vanity, light fixtures, and more. Windows and siding upgraded in 2023 and the shingles on house are 12 years old. Lots of parking out back off the alleyway. The single detached garage has power and provides excellent storage (wood floor). Secluded back yard with paving stone patio. The secondary suite is registered with the City of Lethbridge and is "an approved suite in Conformance with the Pre Existing Secondary Suite By-Law 5557 (2)"...as of 2010. What a great property to start, or add to, your real estate portfolio...ready for you to take this to the next level!