Anne French
Your REALTOR®
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2129 9A Avenue S
Lethbridge, Alberta

MLS # A2332323

$400,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	**Age:**	1953 (73 yrs old)
Beds:	5	**Baths:**	2
Garage:	Additional Parking, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Garden, Lawn, See Remarks		

Heating:	Central	**Water:**	-
Floors:	Hardwood, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions: N/A

This well-cared-for 5-bedroom home is just two short blocks from the hospital and close to Henderson Lake, Nikka Yuko Japanese Garden, Spitz Stadium, Henderson Golf Course and Henderson Pool. Enjoy a quiet residential U-Street with easy access to main roads and all the amenities nearby. The home features a separate entrance to the lower level, offering added flexibility for those looking for a home with potential for extended family, guests, or other living arrangements. Off-street parking from the alley, with large backyard provides plenty of room to build the garage of your dreams. Pride of ownership throughout, with updates including new A/C and new front steps. Five bedrooms, and an unbeatable location— come see it for yourself! Book your showing today.

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