

\$375,000 - 2123 9a Avenue S, Lethbridge

MLS® #A2220258

\$375,000

4 Bedroom, 2.00 Bathroom, 894 sqft

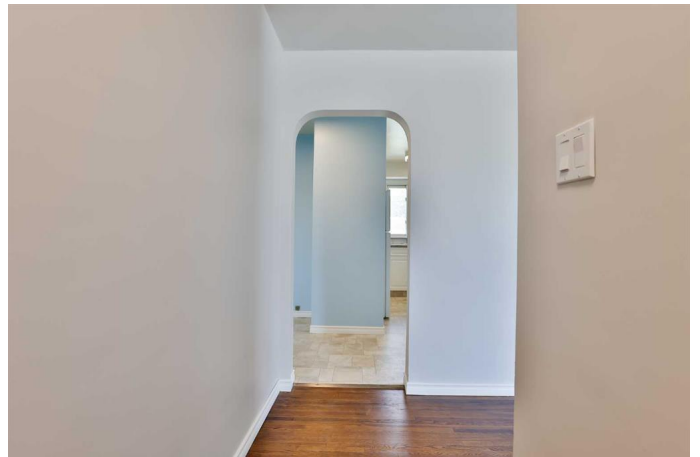
Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Looking for Value? This One Has It All!
Are you searching for true bang for your buck?
Welcome to this beautifully updated home,
perfectly situated on a quiet, established street
just steps from the hospital—an area where
properties rarely come up for sale! From the
moment you arrive, you™ll appreciate the
thoughtful renovations and curb appeal,
including new shingles on both the house and
garage, fresh exterior paint, updated
landscaping, and a brand-new rear deck
perfect for summer evenings.

Inside, the main floor features beautifully
redone hardwood floors, updated lino, fresh
paint, new trim and baseboards, modern
lighting, a refreshed kitchen, and a fully
renovated bathroom. Two bright and
comfortable bedrooms complete this level.
Downstairs, the basement is ready for your
vision—with two more bedrooms, a bathroom
with laundry, and a spacious living or family
room waiting to be finished to your taste.
But the real showstopper? The massive 16' x
46' garage with drive-through doors—access
it from the alley or the front driveway! Whether
you're a car enthusiast, need a workshop, or
want unbeatable storage, this garage delivers.
With an unbeatable location, a huge lot, and
extensive updates, this home is a rare
opportunity that combines lifestyle and value.
Don™t miss your chance—come see it
today!

Built in 1963



Essential Information

MLS® #	A2220258
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	894
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2123 9a Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1X9

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Drive Through
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	30
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.