

# \$875,000 - 2146 9b Avenue S, Lethbridge

MLS® #A2233456

**\$875,000**

5 Bedroom, 3.00 Bathroom, 2,800 sqft  
Residential on 0.25 Acres

Victoria Park, Lethbridge, Alberta

Welcome to 2146 9B Avenue South. Centrally located, this 1/4 acre lot backs onto a secluded park and is within walking distance to Chinook Regional Hospital, Henderson Park, schools and shopping. The home underwent construction in 2018, creating a bright and spacious home that embraces all that the location has to offer. Starting with the yard, the 60x60 grassed area has been the host to many friendly hockey games on the home rink during the winter and soccer games in the summer. The party can continue as you enjoy the Canada fireworks from the backyard. It's the perfect place for your friends and family to gather. The home is 2800 square feet above grade including three well-appointed bedrooms and two bathrooms on the main floor. Central to the home is the great room with 14ft vaulted ceilings. Bring the outdoors in while enjoying the view of the expansive yard and park through wall-to-wall windows. A walk through the pantry and large boot room brings you to an oversized 28x28 attached garage. Above the garage you'll find the perfect game room for kids of all ages. The room is expansive with ample space for a pool table, gaming center, home gym, and golf simulator! To complete the house, the basement is a completely separate non-legal 1200 square foot 2-bedroom, one bathroom suite. The suite has its own entrance, laundry, and heating system. This property is a rare find. A spacious home situated on a quarter acre of land all within the inner city.



Built in 1953

## Essential Information

MLS® #	A2233456
Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,800
Acres	0.25
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	2146 9b Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	t1j1y3

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Alley Access
# of Garages	2

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Has Basement	Yes
Basement	Finished, Partial, Exterior Entry, Suite

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	82
Zoning	R-I

**Listing Details**

Listing Office	Onyx Realty Ltd.
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