

# \$349,900 - 1319 9 Avenue S, Lethbridge

MLS® #A2229809

**\$349,900**

3 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.11 Acres

Victoria Park, Lethbridge, Alberta

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!

Built in 1949

## Essential Information

MLS® #	A2229809
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	948
Acres	0.11
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1319 9 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J1V6

### Amenities

Parking Spaces	3
Parking	Stall, Additional Parking, Alley Access, Garage Faces Rear, See Remarks, Single Garage Detached, Unpaved
# of Garages	1

### Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
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Days on Market      6  
Zoning                R-L

**Listing Details**

Listing Office        Royal LePage South Country - I



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