

2146 9b Avenue S  
Lethbridge, Alberta

MLS # A2233456



# \$875,000

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,800 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Partial, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-I
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** garden shed

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 years 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.