



GRASSROOTS
REALTY GROUP

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819 9 Avenue S
Lethbridge, Alberta

MLS # A2322071



\$440,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Mini Fridge, Hot Tub, Free standing closet in bsmt, Central A/C 2 wooden Garage shelves, outdoor composer.

Discover the perfect blend of comfort and character in this beautifully maintained raised bungalow. The main floor welcomes you with original hardwood floors, an elegant living room, a spacious dining area, and a kitchen with beautiful cabinetry. Two large bedrooms and a full bathroom complete this level. The fully developed basement feels bright and airy thanks to generous windows, offering a massive family room with a wet bar, gas fireplace and fridge, a third bedroom, a full bath, and dedicated laundry. Outside, enjoy enclosed 3 season deck, a great backyard perfect for entertaining, a detached single garage, a hot tub, and a beautifully landscaped, low-maintenance front yard. Nestled on a mature, tree-lined street in the desirable London Road district, you are just steps from Kiwanis Park with easy access to the entire city. This solid, move-in-ready home is waiting for you to unpack and enjoy!