



**GRASSROOTS**  
REALTY GROUP

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2129 9A Avenue S  
Lethbridge, Alberta

MLS # A2332323



**\$400,000**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Victoria Park                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Bungalow                                                           |               |                   |
| <b>Size:</b>     | 1,043 sq.ft.                                                       | <b>Age:</b>   | 1953 (73 yrs old) |
| <b>Beds:</b>     | 5                                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Off Street                                     |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Garden, Lawn, See Remarks |               |                   |

|                    |                           |                   |     |
|--------------------|---------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate, Vinyl | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding              | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Vinyl Windows             |                   |     |

**Inclusions:** N/A

This well-cared-for 5-bedroom home is just two short blocks from the hospital and close to Henderson Lake, Nikka Yuko Japanese Garden, Spitz Stadium, Henderson Golf Course and Henderson Pool. Enjoy a quiet residential U-Street with easy access to main roads and all the amenities nearby. The home features a separate entrance to the lower level, offering added flexibility for those looking for a home with potential for extended family, guests, or other living arrangements. Off-street parking from the alley, with large backyard provides plenty of room to build the garage of your dreams. Pride of ownership throughout, with updates including new A/C and new front steps. Five bedrooms, and an unbeatable location—come see it for yourself! Book your showing today.