

# \$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        | Alley Access, Double Garage Attached |
| # of Garages   | 2                                    |

**Interior**

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

**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 | 94              |
| Zoning         | R-I             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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