

\$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 |
|-------------|-----------------|

Days on Market 5
Zoning R-L

Listing Details

Listing Office Royal LePage South Country - I



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.