



2211 10 Avenue S
Lethbridge, Alberta

MLS # A2325221



\$549,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete, See Remarks, Wood	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove x2, Dishwasher, Washer, Dryer, countertop Microwave, OTR Microwave x1, A/C, Electric Wall Fireplace, All Blinds, TV & Mount in upper living room, Garage Remotes x3, Heater in Garage

Welcome to this well-maintained 1950s bungalow, ideally situated in a sought-after southside location close to Henderson Lake, the hospital, schools, parks, and a wide range of amenities. This spacious home offers three bedrooms on the main floor and a bright, open-concept layout that seamlessly connects the living room, dining area, and kitchen; perfect for everyday living and entertaining. The primary bedroom features convenient access to a beautifully updated cheater ensuite complete with dual sinks, a separate shower, and a relaxing jetted tub. Enjoy the convenience of main floor laundry and a breezeway that connects the attached garage to the home while providing access to the illegally- suited basement with 2 bedrooms, full kitchen, and a 3 piece bathroom, ideal for extended family, guests, or rental income potential (subject to meeting municipal requirements). The lower level also includes a versatile flex room, previously used as a winemaking room, complete with its own sink, along with an abundance of storage space. Car enthusiasts, hobbyists, and those needing extra workspace will appreciate the rare combination of both an attached heated double and detached single (15'6" x 23'5") garage, offering exceptional flexibility for vehicles, projects, or storage. With its central southside location, functional layout, and unique features, this is a fantastic opportunity to own a home that combines timeless character with modern convenience.