

**2211 18 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2315159**



**\$575,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island		

**Inclusions:** Fridge, stove, dishwasher, window hardware/coverings, central AC, built in microwave, living room tv mount, doorbell camera, water filter in kitchen, garage door opener w/remote, 2019 RPR. Downstairs: washer/dryer, stove, mini fridge.

Why pay the full mortgage yourself? The newer legal basement suite offers estimated rental income of approximately \$1,600/month, plus another \$350/month potential from the garage rental &mdash; significantly reducing your ownership costs. A rare opportunity to own a completely reimagined home in an exceptional location. Welcome to 2211 18 Ave South &mdash; a beautifully renovated 5-bedroom, 2-bathroom legally suited property designed for modern living, lifestyle flexibility, and long-term value. Located in one of the city&rsquo;s most desirable south side neighbourhoods, this home places you close to parks, schools, shopping, restaurants, and downtown amenities while still offering the charm and feel of an established community. This is the kind of home where everything can grow &mdash; grow your family with spacious, functional living across two beautifully finished levels, grow your wealth with income potential from the legal basement suite, and even grow your plants with the incredible natural light that floods the home through all-new windows. The heart of the home is the stunning fully renovated kitchen, thoughtfully designed with an open-concept layout perfect for entertaining and everyday living. Featuring modern finishes, updated cabinetry, beautiful countertops, stylish lighting, and an effortless flow into the main living space, it&rsquo;s a space that feels both elevated and inviting. Extensively upgraded from top to bottom with no detail overlooked, improvements include new 200 amp electrical service with underground connection and new panels, new plumbing, new basement groundworks to the edge of the home, backwater flow valve, new windows and doors, modern lighting throughout, fully renovated upper and lower levels, new front siding, freshly painted exterior (2026), new deck (2025), new window coverings, and an incredible newly built

garage. An ideal blend of character, functionality, natural light, and investment potential in a truly unbeatable location.