



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

2210 9 Avenue S
Lethbridge, Alberta

MLS # A2317745



\$525,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,380 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Granite Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Wet Bar		

Inclusions: Fridge, dishwasher, stove, microwave, washer, dryer, AC, window coverings, garage door opener

Fully renovated from top to bottom, this unique 5 bedroom, 3 bathroom four level split offers incredible flexibility with a separate illegal bachelor suite or home based work space, plus a fully insulated and drywalled double detached garage with a parking pad. Located in Victoria Park, this property is a few minute walk to the hospital and Henderson Lake, Henderson Lake Golf Club, and Nikka Yuko Japanese Garden, making it an ideal location for homeowners, investors, or professionals. The main part of the home features 4 bedrooms and 2 bathrooms, with beautifully refinished hardwood floors, granite countertops, and a refurbished clawfoot tub adding character and charm throughout. The main floor offers a welcoming front entry, spacious living room, and dining room connected by a beautiful archway. The upper and lower levels mirror each other with two bedrooms and a bathroom on each level, creating a functional layout for families. The separate basement space was professionally redone in 2023 and includes a kitchenette, 4-piece bathroom, laundry hookups, private entrance, and flexible living areas. Currently operating as an at home spa, the space includes a reception area, treatment room, wet bar, walk in closet, office, and storage, but could easily be converted into a bachelor suite with a bedroom and sitting area. Major upgrades completed in 2022 and 2023 include refinished hardwood flooring, fresh interior and exterior paint, new baseboards, updated vinyl flooring, development of the basement suite, insulated and drywalled garage, and landscaping improvements. The windows were replaced approximately 8–10 years ago. A brand new roof has already been paid for by the seller and is scheduled to be completed within the next couple of weeks, and the furnace is approximately 12 years old. The garage also features a

gas hookup for future heating. Located near major amenities and employment centers, this property presents an excellent opportunity for an Airbnb for locum doctors, travelling nurses, and medical students with the new medical school opening up. It could also provide long term rental income or serve as a home based business. With major upgrades already completed and so many possible uses, this is a truly one of a kind property you won't want to miss.