

**1132 11 Street S**  
**Lethbridge, Alberta**

**MLS # A2223812**



**\$385,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Gemstone Lights

This home has been "absolutely loved" for more than 35 years..! It has been very well maintained and nicely upgraded - most of the big ticket items have been remodelled and replaced. Features include a bright sun-filled floor plan, 2 plus 2 bedrooms, 2 top-quality upgraded bathrooms, maple kitchen cabinets, 5 included major appliances, a newer high efficiency Lennox furnace, a lovingly maintained low-maintenance yard with a beautiful gazebo, RV parking off the paved lane, a super-sized 24 x 24 foot garage, and the Gemstone permanent lights are a huge additional bonus!!! Add your finishing touches and make this the home that "you" love for years to come!!!  
Note: the basement bedroom windows do not meet egress requirements.