

**636 11 Street S**  
**Lethbridge, Alberta**

**MLS # A2227775**



**\$495,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed , 2 Wall Air Conditioning units

This classic character home located in the sought after neighborhood of LONDON ROAD offers timeless elegance in a mature location. Notice the front yard setback distance while sitting on the front porch or the secluded back yard from the rear deck. This home has been updated and maintained by the current owners for over 40 years. This 2.5 story residence features rich hardwood floors , intricate woodwork , many built-ins and stain glass , giving it a touch of history. This home offers plenty of space for everyone in the family. The photos reveal the many feature of this inviting property. You will appreciate the double heated garage , extensive landscaping , sitting room with gas stove ,main floor laundry , steam room in second floor bath , and updated mechanical , and more ! This home is a rare find of history , character and modern living.