

**2609 11A Avenue N  
Lethbridge, Alberta**

**MLS # A2274959**



**\$399,900**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Fridge, stove, washer, dryer, dishwasher

Welcome to this inviting 5 bed 2 bath home tucked into a peaceful cul de sac in Park Meadows. The main level features bright open living and dining spaces, highlighted by large windows that fill the home with natural light. The kitchen offers plenty of counter space and storage, making it a functional spot for both everyday cooking and entertaining. All five bedrooms are well sized, giving you the flexibility for kids rooms, guests, a home office or a workout space. Both full bathrooms are conveniently located to support busy daily routines. Step outside to a spacious and private backyard that is perfect for summer evenings, pets and outdoor play. The detached garage adds extra convenience for parking, storage or a workshop. This home is close to schools, parks, shopping and transit while still offering the quiet comfort of cul de sac living in North Lethbridge. It is a great blend of space, location and value for anyone needing room to grow.