

**637 11 Street N**  
**Lethbridge, Alberta**

**MLS # A2301192**



**\$369,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Standard Sh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** 2 fridges, cook top stove, wall oven, dishwasher, washer, dryer, A/C, stove, OTR microwave, microwave, garage door opener and remote

This charming 958 sq/ft bungalow offers a fantastic blend of comfort, functionality, and value, complete with a detached garage and a spacious layout suited for a variety of lifestyles. The main floor features three well-sized bedrooms, warm hardwood flooring, a cozy living room, and a bright, spacious kitchen with just the right amount of cabinetry. The home also includes a generous one-bedroom illegal basement suite with its own living space and shared laundry—ideal for extended family or additional income potential. Outside, the large yard provides plenty of room to relax, garden, or play, with schools, parks, and playgrounds all within walking distance. Recent updates add peace of mind, including shingles on the home replaced approximately five years ago and on the garage just one year ago. This is a wonderful opportunity to own a versatile property in a family-friendly location.