

**2707 11 Avenue N
Lethbridge, Alberta**

MLS # A2323833



\$429,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	806 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Fridge in basement, deep freeze, reverse osmosis in kitchen, AC unit, alarm hardware

You'll love this move-in-ready home in the sought-after Park Meadows subdivision! Offering 4 bedrooms, 2 full bathrooms, and a stylish, well-maintained interior, this home has seen numerous updates and is ready for its next owners. The bright, updated kitchen is a standout feature and includes the added convenience of a reverse osmosis system. Additional upgrades include newer windows, Peka Roll shutters, a water softener, central air conditioning, and a wet bar in the basement that's perfect for entertaining. Step outside to a beautifully landscaped, meticulously maintained yard featuring a durable Dura Deck with a gas line for your BBQ, making outdoor gatherings easy. The heated, finished, foam-insulated detached single garage provides year-round comfort, while the extra-large parking area beside the home and additional front parking offer plenty of space for vehicles and guests. Underground sprinklers in the front yard and an updated fence complete the exterior. This exceptional property offers outstanding value and won't last long. Call your favourite REALTOR® today to book your private showing!