

1114 11 Avenue N
Lethbridge, Alberta

MLS # A2337070



\$409,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Gravity	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to a home that offers something every buyer is looking for — space, flexibility, and opportunity. Located in the quiet, family-friendly neighborhood of St. Edwards, this 4-bedroom, 2-bathroom bungalow includes an illegal suite for growing families, first-time buyers looking to offset their mortgage, or investors wanting a property with income potential. Step inside and you'll be greeted by a bright living room where large north-facing windows fill the space with soft natural light throughout the day. It's the kind of room that instantly feels comfortable, whether you're enjoying a quiet evening or gathering with friends and family. The kitchen is practical and welcoming, featuring warm wood cabinetry, durable laminate countertops, and a sink overlooking the backyard so you can keep an eye on the kids or simply enjoy the view while preparing meals. The adjoining dining area offers plenty of room for weeknight dinners, holiday meals, and the everyday moments that become lasting memories. Three comfortable bedrooms and a full bathroom complete the main floor, giving your family the space they need without sacrificing functionality. Downstairs is where this home really begins to stand apart. With its own separate entrance, a one-bedroom illegal suite, private laundry, and generous storage room, the lower level opens the door to countless possibilities. Outside, you'll find something that's becoming harder and harder to find — yard space. Both the front and back yards offer plenty of room for kids to play, pets to roam, or gardeners to create their own outdoor retreat. The single detached garage, alley access, and large gravel parking pad provide ample room for multiple vehicles, tenants, guests, or even your holiday trailer. Location is another reason you'll love calling this property home. St. Paul School is directly across the street, making school mornings

about as easy as they can get. Stafford Drive is just moments away, giving you quick access to shopping, restaurants, Park Place Mall, the public library, and virtually anywhere else in the city. A two-car front driveway adds even more convenience for busy households. Whether you're searching for your first home, your next investment, or a property that can adapt as your life changes, this home offers the kind of versatility that's becoming increasingly difficult to find. Come see how this home could fit your next chapter.