

1011 11 Street S
Lethbridge, Alberta

MLS # A2337351



\$359,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,275 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-L
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage, Vinyl Windows		

Inclusions: Refrigerator

Located in the mature south Lethbridge community of Fleetwood, this recently updated raised one-and-a-half-storey home offers an excellent opportunity for first-time buyers, investors, or anyone looking for the flexibility of a separate illegal basement suite. Surrounded by tree-lined streets and just minutes from Henderson Lake, Lethbridge Polytechnic, downtown, schools, parks, shopping, and restaurants, this central location combines everyday convenience with the character of one of the city's most established neighbourhoods. Inside, the bright main floor has been refreshed with new flooring throughout, fresh paint, updated trim, several new windows, and a custom steel railing that creates an inviting first impression. The spacious living room flows into the dining area and practical U-shaped kitchen, while the main floor also features a generous primary bedroom with dual closets, an updated four-piece bathroom with stacked laundry, and a separate rear family room complete with a cozy gas fireplace and garden doors leading to the back deck. The separate side entrance leads to a bright one-bedroom illegal suite with large egress windows, its own living room, kitchen, laundry, and three-piece bathroom. Recent updates throughout make it ideal for generating rental income, accommodating extended family, or providing additional flexibility for future owners. Outside, the fully fenced backyard offers mature trees, a rear deck, and plenty of space to relax or entertain. A double detached garage, additional parking pad, and durable metal roof installed in 2016 complete the property. Offering a move-in ready home, an income-generating opportunity, and a highly desirable south side location, this is a property that combines versatility, value, and long-term potential.