

2827 11 Avenue S
Lethbridge, Alberta

MLS # A2340587



\$474,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, Stove x2, Microwave x2, OTR Hoodfan, Dishwasher x2, window blinds, washer, dryer

Welcome to 2827 11 Ave S! This legally suited home is perfect for those looking to have tenants. All of the hardwork has already been completed, all that's left is new owners! Located in a great neighbourhood and close to all amenities the southside has to offer, this one story home has 886 sqft of living space on the main level. On this level, you have two bedrooms and one bathroom. The open floor plan is very inviting with a great kitchen, a comfortable dining room, and a living room that will be perfect for relaxing. The basement suite is completely setup with separate entrance. Here you have a one bedroom suite with a 3pc bathroom, a kitchen, and a great area you can turn into a dining room with some room for your furniture and a TV. The basement also has the laundry facilities that are shared. Out back, you have a great backyard with a patio area and a single detached garage. If you are looking for a revenue property, it will be hard to beat this one! Contact your favourite REALTOR® today!