

**2702 11 Avenue N
Lethbridge, Alberta**

MLS # A2343668



\$400,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, See Remarks, Storage		

Inclusions: Second Refrigerator, Second Dishwasher, Second Stove, Two Sheds

This illegally suited North Lethbridge bungalow home is vacant and ready for a new owner! Whether you're looking to add doors to your portfolio, live up and rent down, or create a stylish guest suite for friends and family this home can make it happen. Step over the charming front porch and you'll enter into a bright living room with huge windows and built-in storage. The adjoining kitchen features pendant lighting and plenty of cupboard space. Down the hall, two bedrooms and a full four-piece bath complete the main-floor layout. The illegal lower suite features a similar layout with a large family room, adjoining kitchen, a full four-piece bath and two bedrooms. Shared laundry, a rear patio, and a lush green backyard with shed storage, mature trees, and garden boxes create a convenient and restful property. If an illegally suited home with a great layout and ideal location close to plenty of amenities sounds like the place for you, give your REALTOR® a call and book a showing today!