

# \$425,000 - 2823 11 Avenue S, Lethbridge

MLS® #A2232781

**\$425,000**

4 Bedroom, 3.00 Bathroom, 912 sqft

Residential on 0.14 Acres

Lakeview, Lethbridge, Alberta

Welcome to 2823 11 Avenue South, nestled in the heart of the desirable Lakeview neighborhood. Just two blocks from Henderson Lake, this beautifully updated home blends timeless charm with extensive modern renovations completed in 2017. With 4 spacious bedrooms and 3 full bathrooms, there's room for everyone, whether you're growing a family or entertaining guests.

Step into the stylish, open-concept living space featuring contemporary finishes throughout. The bright kitchen flows seamlessly onto a serene deck, perfect for morning coffee or evening BBQs. Outside, the home sits on a massive 60' wide lot with a large double detached garage, carport, and extra parking beside the garage, rare flexibility for all your vehicles and toys.

Conveniently located with easy access from all directions, this home is ideal for those who want both lifestyle and location.

Don't miss your chance to live in one of Lethbridge's most sought-after neighborhoods, schedule your showing today with your favorite REALTOR®

Built in 1955

## Essential Information

MLS® #

A2232781



Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	912
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2823 11 Avenue S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0L2

### Amenities

Parking Spaces	6
Parking	Carport, Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed,

	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	14
Zoning	R-L

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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