

# \$395,000 - 1034 11 Street, Lethbridge

MLS® #A2233206

**\$395,000**

3 Bedroom, 3.00 Bathroom, 841 sqft

Residential on 0.17 Acres

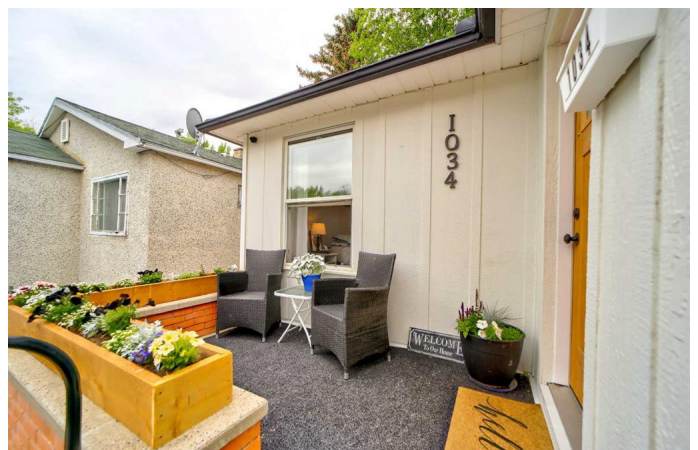
Fleetwood, Lethbridge, Alberta

Calling all first time homebuyers and investors! Welcome to this beautifully RENOVATED bungalow in the heart of the south side of the city. Fantastic central location and great revenue property. This illegally suited walk out bungalow features 2 bedrooms and 1 full bath on the main floor. Its newly painted, with new flooring in the kitchen and bathroom, new carpets in the bedrooms, new vanity, a new front door, and a gorgeous sunroom off the master bedroom as well as a private sundeck. Downstairs you'll find a spacious and stylish 1 bedroom suite, beautifully updated, including flooring, kitchen and paint, a great open concept floorplan and private entrance. Also on the lower level is the shared laundry, easily accessible from both suites. The backyard features a large and private backyard, with huge trees and lots of privacy, as well as a double detached garage. This home is a fantastic purchase because it smells good, its clean and it doesn't need anything. Its updated and turn key ready. Don't delay booking a viewing of this bright and charming property with your favorite REALTOR® today!

Built in 1949

## Essential Information

MLS® #	A2233206
Price	\$395,000
Bedrooms	3



Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	841
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1034 11 Street
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k 1P5

### Amenities

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

### Interior

Interior Features	No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 22nd, 2025
Days on Market	4
Zoning	R-L

**Listing Details**

Listing Office	Onyx Realty Ltd.
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