

\$330,000 - 1111 11 Avenue N, Lethbridge

MLS® #A2252176

\$330,000

4 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.15 Acres

St Edwards, Lethbridge, Alberta

Charming 4-Bedroom Bungalow with Legal Suite in North Lethbridge

Welcome to this well-maintained 4 bedroom, 2 bathroom bungalow located in a quiet, family-friendly neighborhood in North Lethbridge. This home is legally suited, making it a fantastic opportunity for those looking for a revenue property or a mortgage helper.

The main floor offers a bright and inviting living space with original hardwood floors throughout. Two bedrooms and a newly-renovated main bathroom are also on this level. The basement suite is fully developed, with two additional bedrooms, living space and laundry, providing excellent rental potential or additional space for extended family.

Upgrades include a recently renovated main floor bathroom, and replaced roof (~5 years) and a new dining room window, giving peace of mind for years to come. Outside, you'll find a large fenced yard, perfect for kids, pets, or entertaining. Parking is abundant with a long front driveway plus two off-street parking stalls in the rear.

Whether you're an investor searching for a great revenue maker or a homeowner looking for a property with added income potential, this North Lethbridge bungalow is an excellent choice.



Built in 1959

Essential Information

MLS® #	A2252176
Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1111 11 Avenue N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1M8

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad, Additional Parking, Asphalt

Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Sump Pump(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, Fruit Trees/Shrub(s)

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	12
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.