

\$309,900 - 909 11 Avenue S, Lethbridge

MLS® #A2108156

\$309,900

4 Bedroom, 1.00 Bathroom, 1,048 sqft

Residential on 0.15 Acres

Fleetwood, Lethbridge, Alberta

Check out this 3 + 1 bedroom Bungalow located in a really cool neighborhood. You can virtually walk across the street and cross Scenic Drive S and visit the Lethbridge Country Golf Club for lunch ! This house has great bones that includes original features from 1959, such as 3/4" oak hardwood floors throughout the main floor bedrooms and living room, that are screaming to be exposed. This is the perfect home to build some equity doing a few home improvements yourself. The List Price includes a brand new torch down roof that has been contracted to be done within the next 2 weeks with warranty going to the new buyers! The yard is spacious with gorgeous trees and who wouldn't love a 24 x 26 finished garage with secure parking behind. The floorplan is perfect with a rear facing kitchen so you can observe the backyard from the over the sink kitchen window while the kids or pets play outside. . The living room was very stylish in it's day and now awaits the next generation of décor changes. This is one of those homes that is worth investing as it has great possibilities. Perhaps open up the kitchen to the living room, or make an ensuite with one of the bedrooms, or the layout can work to add a future basement suite if that is in the plans. The basement has a fun, retro family room that is in pretty good shape !! Another bedroom and workshop along with the laundry room area with extra storage makes up the basement. Located close to schools , easy access to arterial streets, this home may



deserve your attention if you love this era of construction!!

Built in 1959

Essential Information

MLS® #	A2108156
Price	\$309,900
Sold Price	\$309,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,048
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	909 11 Avenue S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0H9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, RV Access/Parking

Interior

Interior Features	Bookcases, Ceiling Fan(s), Natural Woodwork, Sump Pump(s)
Appliances	Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Gas Water Heater, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Mantle, None, Raised Hearth
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Rectangular Lot
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	March 2nd, 2024
Days on Market	9
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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