

# \$314,900 - 1100 11 Street N, Lethbridge

MLS® #A2119262

**\$314,900**

2 Bedroom, 1.00 Bathroom, 900 sqft

Residential on 0.38 Acres

St Edwards, Lethbridge, Alberta

RARE Real Estate PROPERTUNITY! Nestled on a unique 16,423 Sq. Ft. pie-shaped lot, this property is being sold "As Is." Ideal for contractors, flippers, or savvy investors seeking a project property. The lot, with a back-sloping design, offers walk-out potential for existing home renovations. Alternatively, you have the option to tear down the existing structure, move it off-site, and or build anew. The lot can accommodate up to a 2300 Sq. Ft. monster garage/shop with the added potential for a secondary suite above—a perfect investment opportunity. (buyer to confirm with the city). This property is situated on a tranquil street, conveniently within walking distance to St. Paul's school. Immediate possession is possible, making this a timely investment for those ready to embark on a rewarding project. Don't miss out on the potential this property holds for your vision and plans. Note: Newer roof, newer furnace and AC, newer electrical panel, and there is even original hardwood under the carpet upstairs.

Built in 1959

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2119262  |
| Price      | \$314,900 |
| Sold Price | \$300,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 900         |
| Acres          | 0.38        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1100 11 Street N |
| Subdivision | St Edwards       |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2G1          |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected   |
| Parking Spaces | 3                                                                                                    |
| Parking        | Alley Access, Drive Through, Front Drive, Gravel Driveway, On Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | Gas Stove, Refrigerator  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air              |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Pie Shaped Lot, Private, Sloped Down |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stucco, Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2024 |
| Date Sold      | May 31st, 2024  |
| Days on Market | 59              |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office            Century 21 Foothills South Real Estate

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