

\$350,000 - 802 11 Avenue S, Lethbridge

MLS® #A2193351

\$350,000

3 Bedroom, 2.00 Bathroom, 1,331 sqft
Residential on 0.15 Acres

Fleetwood, Lethbridge, Alberta

This charming bungalow is located on the south side, conveniently close to schools and parks. The home has been well cared for and is very clean. There are two spacious bedrooms upstairs, one of which is particularly large, featuring an addition that was completed shortly after the owners purchased the home in 1999. For added convenience, the laundry facilities are located on the main floor. The main bathroom boasts a 5-foot shower for easy access.

The living room is enhanced by beautiful hardwood floors and a bay window that floods the space with natural light. The kitchen offers ample cabinet space and includes a buffet area. The basement provides generous storage options with built-ins and under-stair storage, as well as a large family room complete with a gas fireplace, a full bathroom, and an additional bedroom. The home features both a front deck and a rear deck that wraps around, perfect for outdoor relaxation. The backyard showcases concrete and stamped concrete work, ideal for RV parking, along with a pergola for shade. Additionally, there is an oversized single garage equipped with a gas heater. Other updates to this home include a well-maintained furnace, the installation of some vinyl windows, and a hot water tank that was replaced in 2023. The air conditioner is relatively new, having been replaced in 2021. The neighbors in this area are wonderful and truly enjoy living here, and



you will too! Call your favorite REALTOR®
today to book a showing!

Built in 1959

Essential Information

MLS® #	A2193351
Price	\$350,000
Sold Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,331
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	802 11 Avenue S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0H8

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Space Heater
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street
 Lighting, Treed, Underground Sprinklers
Roof Membrane
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 10th, 2025
Date Sold February 21st, 2025
Days on Market 11
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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