

\$320,000 - 1707 11 Avenue S, Lethbridge

MLS® #A2237972

\$320,000

4 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Attention flippers and renovators! This well-located property offers incredible upside potential, just a stone's throw from the beautiful Gyro Park. With great bones and components like the shingles and hot water tank already taken care of, the rest is a blank canvas ready for your next project. The main floor features 3 bedrooms, a full bathroom, a bright south facing living room with hardwood, kitchen, and dining area perfect for a modern reconfiguration or cosmetic overhaul. There is a washing machine and Downstairs, the partially finished basement includes a spare bedroom/office, 2-piece bathroom, kitchenette, utility area, and a large workshop/storage room. Whether you're planning a workout room, rec room, or extended living space, there's plenty of square footage to work with and no shortage of storage space! Outside, the curb appeal is already working in your favor. The back yard has generous yard space and mature landscaping. It offers three storage sheds, a single-car shed/workshop, and ample room to add a rear driveway. There's even a convenient set of steps leading to the laundry line—perfect for shorter homeowners or tenants! There is a corner garden for some shade-tolerant perennials and annuals. If you're looking for your next flip in a desirable neighbourhood, this property has the location, layout, and potential for whatever you decide.

Built in 1950



Essential Information

MLS® #	A2237972
Price	\$320,000
Sold Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,070
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1707 11 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0J8

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Front Drive, Off Street, See Remarks, Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Storage, Wood Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Other, Storage
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Mixed, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Date Sold	July 10th, 2025
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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