



GRASSROOTS
REALTY GROUP

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**2925 11A Avenue S
Lethbridge, Alberta**

MLS # A2216691



\$369,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane, Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Nestled on a serene, tree-lined street just steps from Henderson golf course, this meticulously maintained bungalow exudes charm and functionality. The main floor features a living room with big south facing windows providing ample natural light, a formal dining room, as well as a breakfast nook in the thoughtfully designed kitchen. Two spacious bedrooms on the main floor complemented by a full bathroom. Downstairs you have a big family room, second full bathroom, tons of storage space and versatile flex space that offers endless possibilities. Outside you get a beautifully landscaped garden and a detached 22' x 14' shop providing a haven for hobbyists. There's also extra storage in the carport and another shed. This move-in-ready gem combines tranquil living with proximity to Henderson Lake, restaurants and schools, making it an ideal home.