



GRASSROOTS
REALTY GROUP

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1132 11 Street S
Lethbridge, Alberta

MLS # A2223812



\$385,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Gemstone Lights

This home has been "absolutely loved" for more than 35 years..! It has been very well maintained and nicely upgraded - most of the big ticket items have been remodelled and replaced. Features include a bright sun-filled floor plan, 2 plus 2 bedrooms, 2 top-quality upgraded bathrooms, maple kitchen cabinets, 5 included major appliances, a newer high efficiency Lennox furnace, a lovingly maintained low-maintenance yard with a beautiful gazebo, RV parking off the paved lane, a super-sized 24 x 24 foot garage, and the Gemstone permanent lights are a huge additional bonus!!! Add your finishing touches and make this the home that "you" love for years to come!!!
Note: the basement bedroom windows do not meet egress requirements.