



GRASSROOTS
REALTY GROUP

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2823 11 Avenue S
Lethbridge, Alberta

MLS # A2232781



\$425,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed, Und		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, window coverings, garage door opener plus remote, central A/C

Welcome to 2823 11 Avenue South, nestled in the heart of the desirable Lakeview neighborhood. Just two blocks from Henderson Lake, this beautifully updated home blends timeless charm with extensive modern renovations completed in 2017. With 4 spacious bedrooms and 3 full bathrooms, there's room for everyone, whether you're growing a family or entertaining guests. Step into the stylish, open-concept living space featuring contemporary finishes throughout. The bright kitchen flows seamlessly onto a serene deck, perfect for morning coffee or evening BBQs. Outside, the home sits on a massive 60' wide lot with a large double detached garage, carport, and extra parking beside the garage, rare flexibility for all your vehicles and toys. Conveniently located with easy access from all directions, this home is ideal for those who want both lifestyle and location. Don't miss your chance to live in one of Lethbridge's most sought-after neighborhoods, schedule your showing today with your favorite REALTOR®;