



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1742 11 Avenue S
Lethbridge, Alberta

MLS # A2246832



\$889,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,167 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Window Coverings

Over 4,000 sq. ft. of beautifully renovated living space on a huge double lot in one of Lethbridge's most sought-after locations! This Dorigatti-built bungalow offers 2,167 sq. ft. above grade, massive windows for endless natural light, and a dream primary retreat featuring a spa-inspired 5-piece ensuite, walk-in closet, and flex room. The main floor hosts 3 spacious bedrooms plus a dedicated office, a renovated kitchen with custom shelving, and hardwood floors and commercial-grade carpet throughout. Bathrooms and the laundry room have been fully updated. Downstairs, you'll find a fourth bedroom, games room, workout area, and plenty of storage. Perfectly situated between Gyro Park and the hospital, this home also boasts a double detached garage, mature trees, and extensive landscaping. With too many renovations to list, this rare find must be seen— Call your Realtor® today and book your showing!