



GRASSROOTS
REALTY GROUP

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522 11 Street N
Lethbridge, Alberta

MLS # A2247847



\$329,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, induction stove with air fryer tray, OTR microwave, washer, dryer, central air, window coverings, 4 kitchen bar stools, 2 ceiling fans, 2 sheds, gazebo in backyard, decorative archways in backyard, all outdoor furniture; all goods as is where is

Welcome to 522 11 Street North, a charming bungalow set on an oversized lot in a quiet, well-established neighbourhood close to schools, shopping, parks, and public transportation. This warm and inviting home offers four bedrooms and two newer bathrooms, with thoughtful updates including a high-efficiency furnace, central air conditioning, a tankless water heater, new main floor windows, and a newer roof with blown-in attic insulation for year round comfort and efficiency. The bright and spacious kitchen is a true centerpiece, featuring an island and a large picture window that overlooks the beautifully landscaped backyard. The primary bedroom is connected to an adjoining room by elegant French doors—perfect for use as a nursery, home office, dressing room, or private sitting area. Step outside to a private outdoor retreat with a secure back gate, back lane access, flourishing gardens, vegetable patches, mature fruit trees, a charming gazebo and decorative archways framing the courtyard patio. All appliances are included, and the property is being sold as is, making this a wonderful opportunity for buyers seeking character, upgrades, and a peaceful setting in a family friendly location.