



GRASSROOTS
REALTY GROUP

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

509 11 Street N
Lethbridge, Alberta

MLS # A2250071



\$339,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	775 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge x2, Stove x2, Dishwasher, Washer x2, Dryer x2

Welcome to this charming illegally suited home just 5 minutes from downtown! Featuring 4 bedrooms—2 up and 2 down—this property is perfect for anyone looking for a smart investment or some extra help with the mortgage. The home has seen many upgrades throughout, offering a stylish and comfortable living space that is truly move-in ready. Enjoy the convenience of a single detached garage, plus a large backyard with plenty of room for relaxation, entertaining, or future possibilities. Whether you're a first-time buyer, investor, or simply looking for a centrally located home with income potential, this property is a must-see! Call your favourite REALTOR® today!