



GRASSROOTS
REALTY GROUP

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1111 11 Avenue N
Lethbridge, Alberta

MLS # A2252176



\$330,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	830 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Asphalt, Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Many Trees		

Heating:	Central
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Separate Entrance, Sump Pump(s)

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

Inclusions: Shed in backyard.

Charming 4-Bedroom Bungalow with Legal Suite in North Lethbridge Welcome to this well-maintained 4 bedroom, 2 bathroom bungalow located in a quiet, family-friendly neighborhood in North Lethbridge. This home is legally suited, making it a fantastic opportunity for those looking for a revenue property or a mortgage helper. The main floor offers a bright and inviting living space with original hardwood floors throughout. Two bedrooms and a newly-renovated main bathroom are also on this level. The basement suite is fully developed, with two additional bedrooms, living space and laundry, providing excellent rental potential or additional space for extended family. Upgrades include a recently renovated main floor bathroom, and replaced roof (~5 years) and a new dining room window, giving peace of mind for years to come. Outside, you'll find a large fenced yard, perfect for kids, pets, or entertaining. Parking is abundant with a long front driveway plus two off-street parking stalls in the rear. Whether you're an investor searching for a great revenue maker or a homeowner looking for a property with added income potential, this North Lethbridge bungalow is an excellent choice.