



**GRASSROOTS**  
REALTY GROUP

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**1120 11 Street S**  
**Lethbridge, Alberta**

**MLS # A2255889**



**\$350,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fleetwood                                       |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow                                        |               |                   |
| <b>Size:</b>     | 959 sq.ft.                                      | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 2                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane                                       |               |                   |

|                    |                                                   |                   |     |
|--------------------|---------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished, Separate/Exterior Entry | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, Separate Entrance              |                   |     |

**Inclusions:** N/A

Welcome to a well-located property in the heart of Lethbridge's desirable southside. This home offers plenty of potential for first-time buyers, investors, or anyone looking to put their own touch on a property with great bones. The main floor is bright and inviting, featuring a nicely finished living space that's move-in ready. Downstairs, you'll find a partially developed basement that could easily be transformed with some renovations—perfect for adding value and tailoring it to your needs. One of the standout features of this property is the oversized garage at the back—ideal for vehicles, storage, or even a workshop space. In addition, the home offers a separate entrance to the basement, providing excellent potential to create a secondary suite. With its southside location close to schools, parks, shopping, and transit, this property has all the ingredients for a smart investment and a comfortable lifestyle. The seller has lived here since 1995.