



GRASSROOTS
REALTY GROUP

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1011 11 Street S
Lethbridge, Alberta

MLS # A2275281



\$327,500

Division:	Fleetwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,253 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Metal
Basement:	Partial
Exterior:	Mixed, Wood Frame
Foundation:	Combination, Poured Concrete
Features:	Central Vacuum, Separate Entrance, Storage, Vinyl Windows

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

Inclusions: central vac

Attention first-time buyers and renovators, here's your chance to acquire this property. With some TLC, bring this home back to its full potential. To help with your mortgage, it has a separate entry one-bedroom illegal suite with many large windows. This unique raised 1 1/2 storey home features main floor bedroom plus 2 more on the second level, a bonus den with gas fireplace and garden doors to a large deck, a two-door double garage, plus a steel roof on the home and garage. Give it a look and see if it works for you !!