



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	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance, Storage, Vinyl Windows		
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 !!