



GRASSROOTS
REALTY GROUP

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960 11 Street S
Lethbridge, Alberta

MLS # A2131097



\$425,000

Division:	Fleetwood		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,450 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning 3 bed, 2.5 bath modern-style 1/2 duplex nestled in the heart of South Lethbridge. Built with precision in 2018, this well-crafted home boasts a sleek aesthetic and quality construction. Step inside to discover a bright and airy atmosphere, with an open-concept layout perfect for entertaining. The kitchen features contemporary finishes and ample storage, while the spacious living area invites relaxation. Upstairs, you'll find three bedrooms, including a master suite with ensuite bath for added convenience. Both bedrooms have a door directly into the bathroom. Outside, a double detached garage provides secure parking and storage space. The basement is undeveloped. With its prime location and modern amenities, this home offers the perfect blend of style and functionality. Don't miss out on the opportunity to make this your new home sweet home!