



**2002 11 Avenue S  
Lethbridge, Alberta**

**MLS # A2137422**



**\$440,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** 2 fridges, 2 stoves, washer, dryer, dishwasher

Welcome to your dream home! This charming bungalow offers cozy living with modern upgrades. Upstairs, you'll find two inviting bedrooms, a stylish full 4-piece bathroom, and upgraded flooring throughout. The heart of the home is the fully renovated kitchen, boasting granite countertops, a coffee bar and contemporary finishes that make cooking a joy. The lower level is equally impressive, featuring its own entrance, two additional bedrooms, another full 4-piece bathroom, and a second kitchen. It is perfect for extended family or rental potential with an illegal suite. Shared laundry facilities ensure convenience for all. There is also a single-car garage and a massive lot! Located in a sought-after neighborhood, this bungalow this could be a perfect first home or investment Don't miss out on this unique opportunity.