



606 11 Street S
Lethbridge, Alberta

MLS # A2141963



\$399,900

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,645 sq.ft.	Age:	1906 (118 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stucco	Zoning:	R-L(L)
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, fridge, stove, dishwasher, washer, dryer, freezer, microwave, pergola, playhouse

Are you looking for a charming home with modern updates on a stunning lot in South Lethbridge? Well, start the car and head over to check out this gem! Built in 1906, this home beautifully balances its historic charm with thoughtful updates. As you step onto the main level, you'll be greeted by the warmth of hardwood flooring throughout. The spacious living room and dining room are perfect for family gatherings and entertaining guests. The kitchen boasts modern updates, making meal prep a joy. Also on the main level, you'll find a full 4-piece bath, laundry and a primary bedroom with its own 3-piece ensuite, offering a private retreat. Head upstairs to discover two more cozy bedrooms, ideal for family members or guests. But the delights don't stop inside—the yard is truly a highlight. The front, back, and side yard are beautifully landscaped with mature trees, creating a serene outdoor oasis. Whether you're enjoying a morning coffee on the porch or hosting a summer barbecue, this yard has it all. For added convenience, there's a single detached garage in the back. And rest assured, the home has been well-maintained with many updates, including electrical, plumbing, most windows, and a hot water tank. Don't miss out on this charming, updated home in South Lethbridge. It's the perfect blend of historic character and modern comfort.