



**2206 11A Avenue N
Lethbridge, Alberta**

MLS # A2147129



\$319,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,275 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: Fridge, cooktop, oven, portable dishwasher, Washer/dryer, garage door opener/remote, window hardware and covers, , shed as is.

2206 11A Avenue is tucked away in a fantastic location with the added advantage of privacy BACKING ONTO a school yard walking distance to Gailbraith Elementary or Winston Churchill High School. The best part is that you also have alley access to build your dream garage (confirm with City of Lethbridge). This classic mid century modern design features high ceilings, wooden beams, three bedrooms upstairs together including large master and 2 piece en-suite, 4 bedrooms total with potential for a 5th, ATTACHED 23'5" X 12'4 garage offers future potential living space for the right buyer. The third level with laundry and mud room WALKS OUT to the backyard and is wonderfully designed for a secondary garage. Some updated windows and yes, CENTRAL AIR is included! This is a MUST VIEW home so drive by anytime to check out the neighbourhood!