



**2717 11 Avenue N  
Lethbridge, Alberta**

**MLS # A2187836**



**\$369,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Underground Sprinklers

Immaculately kept 5 bedroom bungalow on a quiet street with a detached garage! Walk in to the bright and open living room with a big south facing window. The kitchen and dining room are a nice size and you have a unique dividing wall that really opens up the living space. There are 3 bedrooms on the main floor including the primary bedroom and a 4 piece bathroom. Downstairs features a large living room, 2 more bedrooms and a gorgeous new bathroom and laundry room! The large, well manicured and fully fenced yard has a comfortable covered patio and an RV Parking pad and also a sectioned off area for a garden. Bonus points for the single detached garage as well as off street parking in the front! This is an excellent family home with lot's of recent updates