



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

962 11 Street S
Lethbridge, Alberta

MLS # A2211621



\$439,940

Division:	Fleetwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,300 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: hoodfan

Modern Elegance in the Heart of South Lethbridge! Welcome to this stunning 3-bedroom, 2.5-bath half-duplex, perfectly situated on a quiet, tree-lined street in the desirable Fleetwood neighbourhood. Built in 2018 with precision and care, this modern-style home blends sleek design with thoughtful functionality—all just a short walk from the hospital, scenic coulee trails, parks, schools, and the Urban Grocer. Step inside to a bright and airy atmosphere, where 9-foot ceilings and an open-concept layout create an inviting space ideal for both relaxing and entertaining. The kitchen is a true standout with its contemporary finishes, quartz countertops (throughout the home), stainless steel appliances—including a countertop gas stove and built-in oven—and plenty of storage. Upstairs, you’ll find three well-sized bedrooms, including a beautiful primary suite complete with an ensuite. The additional two bedrooms share a convenient Jack & Jill bathroom, each with direct access—ideal for families or guests. Outside, enjoy a charming lawn and patio space that connects the home to the double detached garage, offering secure parking and additional storage. The basement offers exciting potential for future development, with room for another bedroom, bathroom, and a generous living area. With incredible curb appeal, a prime location, and a perfect balance of style and practicality, this home checks all the boxes. Don’t miss your chance to live in one of South Lethbridge’s most charming and walkable neighbourhoods!