

# \$349,900 - 809 11 Avenue S, Lethbridge

MLS® #A2257587

## \$349,900

4 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.15 Acres

Fleetwood, Lethbridge, Alberta

This spacious bungalow is perfectly situated in an excellent location, backing directly onto a school—ideal for families seeking convenience and a quiet setting. The main floor offers three spacious bedrooms, a full bathroom, a formal dining room for hosting, and a large, welcoming living room filled with natural light. The kitchen is generously sized and features an abundance of cabinetry, making it both functional and inviting. Set on a huge lot, the property provides ample outdoor space for gardening, recreation, or future development. The lower level includes an additional bedroom (note: windows do not meet egress standards), a massive family room, a three-piece bathroom. Recent updates include a newer torch-on roof, an upgraded furnace, and a modern water tank, ensuring comfort and efficiency. Centrally located near a wide range of amenities and offering immediate possession, this home presents a fantastic opportunity for buyers looking for space, value, and location.

Built in 1959

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257587  |
| Price      | \$349,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,114       |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 809 11 Avenue S |
| Subdivision | Fleetwood       |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1K 0H9         |

### Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 3                |
| Parking        | Attached Carport |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum     |
| Appliances        | Dishwasher, Dryer, Freezer, Washer |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Full, Partially Finished           |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Flat Torch Membrane  |
| Construction      | Concrete             |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-L                  |

**Listing Details**

Listing Office                    RE/MAX REAL ESTATE - LETHBRIDGE

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