

# \$385,000 - 1132 11 Street S, Lethbridge

MLS® #A2223812

**\$385,000**

4 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.13 Acres

Fleetwood, Lethbridge, Alberta

This home has been "absolutely loved" for more than 35 years..! It has been very well maintained and nicely upgraded - most of the big ticket items have been remodelled and replaced. Features include a bright sun-filled floor plan, 2 plus 2 bedrooms, 2 top-quality upgraded bathrooms, maple kitchen cabinets, 5 included major appliances, a newer high efficiency Lennox furnace, a lovingly maintained low-maintenance yard with a beautiful gazebo, RV parking off the paved lane, a super-sized 24 x 24 foot garage, and the Gemstone permanent lights are a huge additional bonus!!! Add your finishing touches and make this the home that "you" love for years to come!!! Note: the basement bedroom windows do not meet egress requirements.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223812    |
| Price          | \$385,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 948         |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1132 11 Street S |
| Subdivision | Fleetwood        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1J 2K6          |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 3                                                      |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | High Efficiency, Forced Air                                               |
| Cooling           | Central Air                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                  |
| Lot Description   | Back Lane, Back Yard, Gazebo, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 9              |
| Zoning         | R-L            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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