

# **\$375,000 - 1802 11 Avenue N, Lethbridge**

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MLS® #A2238150

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.16 Acres

Winston Churchill, Lethbridge, Alberta

## **WINSTON CHURCHILL NEIGHBOURHOOD.**

Original character and timeless charm, with hardwood floors, 3 bedrooms on main floor, fully developed basement with great possibilities, this bungalow offers the perfect space for a family or the opportunity to develop into separate suite with it's own entrance. Offering 2 full bathrooms, wet bar in basement family room, the living room and family room of this home has the perfect layout. Exterior has a CAR PORT, ATTACHED GARAGE, LARGE YARD FOR GARDEN with mature raspberry bushes, OR EXTRA PARKING. This home has great bones for someone looking to add their personal touch or redevelopment . Situated in a quiet, well established neighbourhood WALKING DISTANCE to NORD-BRIDGE SENIORS CENTER ,3 LEVELS OF SCHOOLS, GALBRAITH ELEMENTARY, WILSON MIDDLE SCHOOL, WINSTON CHURCHILL HIGH. On a 6817 sq. ft. corner lot close to other amenities like PARKS, WALKING TRAILS & PUBLIC TRANSIT. Don't wait on this potential family home or INVESTMENT PROPERTY corner lot for development and hot water boiler, for ZONE HEATING.

Built in 1959

## **Essential Information**

MLS® #                   A2238150

Price                     \$375,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1802 11 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1N2

### Amenities

Parking Spaces	4
Parking	Single Garage Attached, Attached Carport
# of Garages	1

### Interior

Interior Features	Built-in Features
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Boiler, Hot Water
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed

July 12th, 2025

Days on Market

47

Zoning

R-L

Listing Details

Listing Office

SUTTON GROUP - LETHBRID



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