

\$329,900 - 522 11 Street N, Lethbridge

MLS® #A2247847

\$329,900

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.15 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to 522 11 Street North, a charming bungalow set on an oversized lot in a quiet, well-established neighbourhood close to schools, shopping, parks, and public transportation. This warm and inviting home offers four bedrooms and two newer bathrooms, with thoughtful updates including a high-efficiency furnace, central air conditioning, a tankless water heater, new main floor windows, and a newer roof with blown-in attic insulation for year round comfort and efficiency. The bright and spacious kitchen is a true centerpiece, featuring an island and a large picture window that overlooks the beautifully landscaped backyard. The primary bedroom is connected to an adjoining room by elegant French doors—perfect for use as a nursery, home office, dressing room, or private sitting area. Step outside to a private outdoor retreat with a secure back gate, back lane access, flourishing gardens, vegetable patches, mature fruit trees, a charming gazebo and decorative archways framing the courtyard patio. All appliances are included, and the property is being sold as is, making this a wonderful opportunity for buyers seeking character, upgrades, and a peaceful setting in a family friendly location.

Built in 1954

Essential Information



MLS® #	A2247847
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	522 11 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2E5

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Separate Entrance, Storage, Vinyl Windows, French Door, Tankless Hot Water
Appliances	Central Air Conditioner, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s),

	Garden, Gazebo, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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