

# \$350,000 - 1120 11 Street S, Lethbridge

MLS® #A2255889

## \$350,000

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.14 Acres

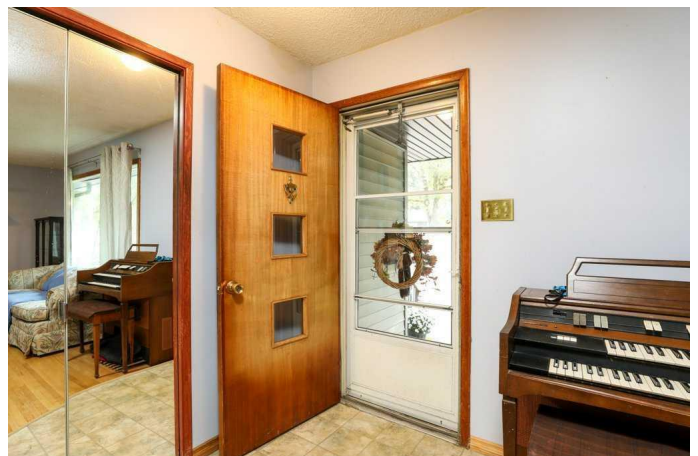
Fleetwood, Lethbridge, Alberta

Welcome to a well-located property in the heart of Lethbridge's desirable southside. This home offers plenty of potential for first-time buyers, investors, or anyone looking to put their own touch on a property with great bones. The main floor is bright and inviting, featuring a nicely finished living space that's move-in ready. Downstairs, you'll find a partially developed basement that could easily be transformed with some renovations—perfect for adding value and tailoring it to your needs. One of the standout features of this property is the oversized garage at the back—ideal for vehicles, storage, or even a workshop space. In addition, the home offers a separate entrance to the basement, providing excellent potential to create a secondary suite. With its southside location close to schools, parks, shopping, and transit, this property has all the ingredients for a smart investment and a comfortable lifestyle. The seller has lived here since 1995.

Built in 1957

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2255889  |
| Price     | \$350,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1120 11 Street S |
| Subdivision | Fleetwood        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1P8          |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance     |
| Appliances        | Other                                    |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Wood Burning                             |
| Has Basement      | Yes                                      |
| Basement          | Exterior Entry, Full, Partially Finished |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-L                  |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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