

# \$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
Zoning	R-L

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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