



809 11 Avenue S, Lethbridge, Alberta - \$349,900



Main Photo

Property Description

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.

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