

518 11 Street N  
 Lethbridge, Alberta

MLS # A2347328



# \$299,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Senator Buchanan       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 834 sq.ft.             | <b>Age:</b>   | 1954 (72 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                      | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                |                   |     |

**Inclusions:** Fridge x 2, Deep freezer, stove, washer, dryer

Offered for sale for the very first time! Located in the established Senator Buchanan neighbourhood, this 3-bedroom, 2-bathroom home sits on a huge 50' x 130' lot with a detached single garage. The main floor features 2 bedrooms, a 4-piece bath, a bright living room with a unique custom built-in cabinet, and a spacious kitchen. Downstairs offers a large family room, 3rd bedroom, 3-piece bath, and a great workbench area for projects or hobbies. A solid, well-loved home with plenty of space, character, and potential to make it your own! This home has been cared for over the years and offers a great opportunity for someone looking to update and personalize a solid property in an established North Lethbridge neighbourhood.