

**602 11 Street S
Lethbridge, Alberta**

MLS # A2244944



\$379,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,230 sq.ft.	Age:	1925 (100 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Stand		

Heating:	Electric, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Hot tub, garden shed

This is an amazing opportunity to own a character home in London Road neighborhood. This well maintained 1925 home is charming and has many conveniences. A beautifully renovated kitchen with original hardwood floors and granite counter tops. A cheerful sunroom to welcome you home. The living room has a stunning gas fireplace with built-in book shelves flanking each side. A dining room capable of seating many guests. A hot tub in the back deck. 3 bedrooms and 2 bathrooms. 1230 square feet. Beautifully mature landscaped yard. Fully fenced, private backyard. Single detached garage. The sewer line was replaced in 2010 so no worries about an old sewer line. A fully finished partial basement. Hot water tank is brand new. So many good things about this home! Call your REALTOR® today!