

**652 11 Street S  
Lethbridge, Alberta**

**MLS # A2149959**



**\$899,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,630 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Interior Lot, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Fridge x2, Stove x2, Dishwasher, Washer x2, Dryer x2, All Window Coverings, A/C

Introducing a rare opportunity to own the home of your dreams in a historic family-oriented neighbourhood with mature trees and central location; London Road! This extremely desirable location is situated in the heart of Lethbridge and walking distance to the hospital, schools, boutiques, shops, restaurants, dog walks, bike trails, and Henderson Park and pool. (You will enjoy the comfort and convenience of 7Th Avenue to easily navigate your way between Mayor Magrath Drive and Scenic!) This Victorian- style family home boasts character and charm, situated on a sprawling corner lot with a legal suite above the garage. With open concept design and vaulted ceilings, the suite is a fantastic opportunity to house additional family members, (Keeping the in-laws close within arms reach, but not "too" close!) or to rent for additional income (such as tenants, or Air BnB!) The three-story home boasts five spacious bedrooms, ideal for a growing family in need of ample space. The main floor welcomes you with original hardwood floors leading to a generous living room that seamlessly connects to a formal dining area. The expansive kitchen is a chef's delight, equipped with a built-in wall oven and microwave, stainless steel appliances, and a gas cooktop. Additionally, the main floor offers a versatile flex space featuring an original fireplace, perfect for a home office. Ascending to the second floor, you'll discover the grand primary bedroom, a second bedroom, a convenient laundry room, and a beautifully updated bathroom showcasing a claw-foot tub and new shower. The top floor hosts two more bedrooms and an additional bathroom with a shower. The finished basement provides even more living space with a family room, bathroom, and bedroom. The outdoor area is equally impressive. With highlights of an Above garage Suite, Pergola-covered patio with BBQ area, along

with a large garden space, you will be the epitome of all family gatherings! Have a piece of mind while entertaining as the barn style play house and sandbox is in sight of the Pergola. The garage electrical panel has been thoughtfully upgraded to 220A, giving options for Solar Panelling on the ideal south facing roof. (2022) Additionally, the home has been gutted and updated with plumbing, Electrical, and HVAC approximately 15 years ago to comply with modern building codes. This exceptional home has been lovingly cared for by its owners and is now ready for its next family to create cherished memories.