

**2807 11 Avenue S
Lethbridge, Alberta**

MLS # A2168263



\$309,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	877 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Excellent location in Lakeview and close to Henderson Golf Course, this bungalow is ideally located next to great schools, restaurants and shopping! Nicely updated with 2 bedrooms upstairs along with main floor laundry! There is a good sized kitchen with a skylight and the living room is bright and open. Downstairs there is a 1 bedroom illegal suite with separate entrance and laundry. The front yard is low maintenance with off street parking and the back yard is landscaped and private with a shed for extra storage. There is even a double detached 20' x 22' garage. Bonus! You also get an enclosed sunroom off of the rear entry to enjoy. This home is a great opportunity for anyone looking to get into the market.