



Anne French
Your REALTOR®
Love where you live.

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946 11 Street S
Lethbridge, Alberta

MLS # A2205670



\$524,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	Age:	1945 (80 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	See Remarks	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island		

Inclusions: rear deck porch swing, tree swing, garage cabinets, ring doorbell, 2x beige basement couches, bsmt: fridge, stove, washer/dryer, UG sprinklers AS IS

Has it always been a dream of yours to live in the LONDON ROAD area? Here is a rare opportunity to own a large 2 storey, 4 bedroom home with mature yard, suited basement and double garage. This some offers space throughout with large main floor living room, open concept kitchen/dining plus den with 2pc bath located adjacent to the side entry; perfect for client access if you work from home, or would make a great kids playroom! Upstairs offers ample space for everyone with 3 large bedrooms, 2 baths and laundry. Upstairs includes your huge primary bedroom with ensuite, 2 closets (1 walk-in), sitting area and top floor balcony. Access your basement from the main floor den or the separate side entrance. Down here you will find a fully self contained suite with 3pc bath, (2nd) laundry, bedroom, family room and full kitchen! Take in the beauty of the neighborhood by enjoying the mature trees and sounds of nature from your covered front porch, while sitting on your porch swing on the back deck, on the tree swing, up on your primary balcony OR from the tree house! You wont have to go far to enjoy the conveniences and amenities London Road offers- head up the street your local "Urban Grocer" for a freshly baked snack, a stroll to Kinsmen Park. Only a few blocks away is Fleetwood elementary, the hospital, a handful of amenities and not to mention coulee walking paths! Move in just in time to enjoy the neighborhood in full bloom this season!