



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2835 11 Avenue S
Lethbridge, Alberta

MLS # A2351145



\$494,800

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: Salt Water Hot Tub

Welcome to 2835 11 Avenue South, a four bedroom, two bathroom home with three living rooms, a true double car garage, and a backyard built for entertaining. A curved driveway gives the home great curb appeal, and the extensive renovations are already done: new siding, new kitchen, new flooring, newer shingles, newer windows, and an updated furnace. Inside, two living rooms on the main level offer plenty of room for the whole family, including one with the original wood burning fireplace, and a third living room downstairs makes a perfect flex space. Both bathrooms have been fully renovated. This home is also equipped with A/C & smart exterior lighting. Out back, enjoy a large yard with underground sprinklers, a maintenance free patio, an outdoor stove, and a salt water hot tub that stays with the home. Back lane access adds even more convenience. The location is hard to beat, just off Mayor Magrath Drive South with shopping and restaurants minutes away, a playground right across the street, and Henderson Lake Park just down the road. Watch the full video tour on YouTube to see everything this home has to offer.