

# **\$330,000 - 1111 11 Avenue N, Lethbridge**

---

MLS® #A2252176

**\$330,000**

4 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.15 Acres

St Edwards, Lethbridge, Alberta

Charming 4-Bedroom Bungalow with Legal Suite in North Lethbridge

Welcome to this well-maintained 4 bedroom, 2 bathroom bungalow located in a quiet, family-friendly neighborhood in North Lethbridge. This home is legally suited, making it a fantastic opportunity for those looking for a revenue property or a mortgage helper.

The main floor offers a bright and inviting living space with original hardwood floors throughout. Two bedrooms and a newly-renovated main bathroom are also on this level. The basement suite is fully developed, with two additional bedrooms, living space and laundry, providing excellent rental potential or additional space for extended family.

Upgrades include a recently renovated main floor bathroom, and replaced roof (~5 years) and a new dining room window, giving peace of mind for years to come. Outside, you'll find a large fenced yard, perfect for kids, pets, or entertaining. Parking is abundant with a long front driveway plus two off-street parking stalls in the rear.

Whether you're an investor searching for a great revenue maker or a homeowner looking for a property with added income potential, this North Lethbridge bungalow is an excellent choice.



Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252176    |
| Price          | \$330,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 830         |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1111 11 Avenue N |
| Subdivision | St Edwards       |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 1M8          |

## Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 4                                                  |
| Parking        | Additional Parking, Driveway, Parking Pad, Asphalt |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Separate Entrance, Sump Pump(s)        |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central                                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full, Suite                                  |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Many Trees |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 16                |
| Zoning         | R-L               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.