

\$349,900 - 809 11 Avenue S, Lethbridge

MLS® #A2257587

\$349,900

4 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.15 Acres

Fleetwood, Lethbridge, Alberta

This spacious bungalow is perfectly situated in an excellent location, backing directly onto a school—ideal for families seeking convenience and a quiet setting. The main floor offers three spacious bedrooms, a full bathroom, a formal dining room for hosting, and a large, welcoming living room filled with natural light. The kitchen is generously sized and features an abundance of cabinetry, making it both functional and inviting. Set on a huge lot, the property provides ample outdoor space for gardening, recreation, or future development. The lower level includes an additional bedroom (note: windows do not meet egress standards), a massive family room, a three-piece bathroom. Recent updates include a newer torch-on roof, an upgraded furnace, and a modern water tank, ensuring comfort and efficiency. Centrally located near a wide range of amenities and offering immediate possession, this home presents a fantastic opportunity for buyers looking for space, value, and location.

Built in 1959

Essential Information

MLS® #	A2257587
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,114
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	809 11 Avenue S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0H9

Amenities

Parking Spaces	3
Parking	Attached Carport

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Freezer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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