

# \$350,000 - 1120 11 Street S, Lethbridge

MLS® #A2255889

## \$350,000

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.14 Acres

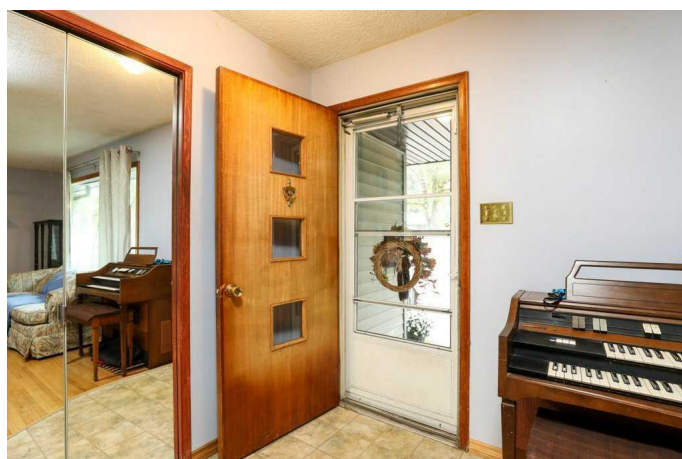
Fleetwood, Lethbridge, Alberta

Welcome to a well-located property in the heart of Lethbridge's desirable southside. This home offers plenty of potential for first-time buyers, investors, or anyone looking to put their own touch on a property with great bones. The main floor is bright and inviting, featuring a nicely finished living space that's move-in ready. Downstairs, you'll find a partially developed basement that could easily be transformed with some renovations—perfect for adding value and tailoring it to your needs. One of the standout features of this property is the oversized garage at the back—ideal for vehicles, storage, or even a workshop space. In addition, the home offers a separate entrance to the basement, providing excellent potential to create a secondary suite. With its southside location close to schools, parks, shopping, and transit, this property has all the ingredients for a smart investment and a comfortable lifestyle. The seller has lived here since 1995.

Built in 1957

## Essential Information

MLS® #	A2255889
Price	\$350,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	959
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1120 11 Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1P8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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