

# \$369,000 - 2925 11a Avenue S, Lethbridge

MLS® #A2216691

## \$369,000

3 Bedroom, 2.00 Bathroom, 1,051 sqft  
Residential on 0.14 Acres

Lakeview, Lethbridge, Alberta

Nestled on a serene, tree-lined street just steps from Henderson golf course, this meticulously maintained bungalow exudes charm and functionality. The main floor features a living room with big south facing windows providing ample natural light, a formal dining room, as well as a breakfast nook in the thoughtfully designed kitchen. Two spacious bedrooms on the main floor complemented by a full bathroom. Downstairs you have a big family room, second full bathroom, tons of storage space and versatile flex space that offers endless possibilities. Outside you get a beautifully landscaped garden and a detached 22' x 14' shop providing a haven for hobbyists. There's also extra storage in the carport and another shed. This move-in-ready gem combines tranquil living with proximity to Henderson Lake, restaurants and schools, making it an ideal home.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216691  |
| Price          | \$369,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,051     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1958        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2925 11a Avenue S |
| Subdivision | Lakeview          |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1K0M5            |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | Central Air                                                                              |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Garden                                                      |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn |
| Roof              | Flat Torch Membrane, Tar/Gravel                             |
| Construction      | Wood Frame                                                  |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | R-L           |

### Listing Details

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