

# \$445,000 - 962 11 Street S, Lethbridge

MLS® #A2211621

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.06 Acres

Fleetwood, Lethbridge, Alberta

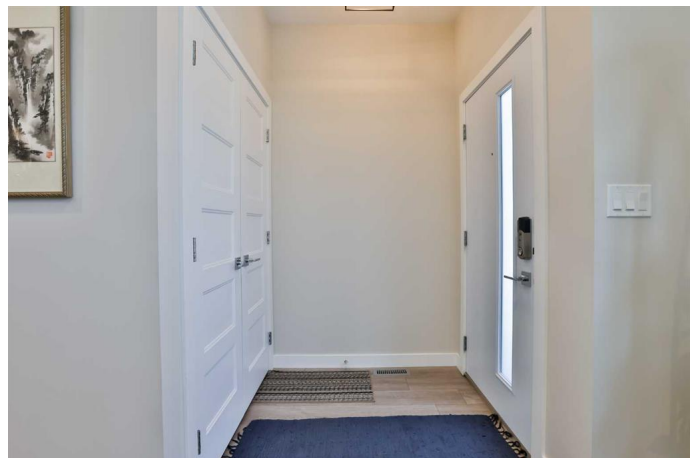
Modern Elegance in the Heart of South Lethbridge!

Welcome to this stunning 3-bedroom, 2.5-bath half-duplex, perfectly situated on a quiet, tree-lined street in the desirable Fleetwood neighbourhood. Built in 2018 with precision and care, this modern-style home blends sleek design with thoughtful functionality—all just a short walk from the hospital, scenic coulee trails, parks, schools, and the Urban Grocer. Step inside to a bright and airy atmosphere, where 9-foot ceilings and an open-concept layout create an inviting space ideal for both relaxing and entertaining. The kitchen is a true standout with its contemporary finishes, quartz countertops (throughout the home), stainless steel appliances—including a countertop gas stove and built-in oven—and plenty of storage.

Upstairs, you'll find three well-sized bedrooms, including a beautiful primary suite complete with an ensuite. The additional two bedrooms share a convenient Jack & Jill bathroom, each with direct access—ideal for families or guests.

Outside, enjoy a charming lawn and patio space that connects the home to the double detached garage, offering secure parking and additional storage. The basement offers exciting potential for future development, with room for another bedroom, bathroom, and a generous living area.

With incredible curb appeal, a prime location, and a perfect balance of style and practicality,



this home checks all the boxes. Donâ€™t miss your chance to live in one of South Lethbridgeâ€™s most charming and walkable neighbourhoods!

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2211621               |
| Price          | \$445,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,300                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 962 11 Street S |
| Subdivision | Fleetwood       |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 2P8         |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Window Coverings |

|              |                          |
|--------------|--------------------------|
| Heating      | Forced Air               |
| Cooling      | Central Air              |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | See Remarks   |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board, Metal Siding, Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | R-L              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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