

# \$339,900 - 509 11 Street N, Lethbridge

MLS® #A2250071

**\$339,900**

4 Bedroom, 2.00 Bathroom, 775 sqft

Residential on 0.16 Acres

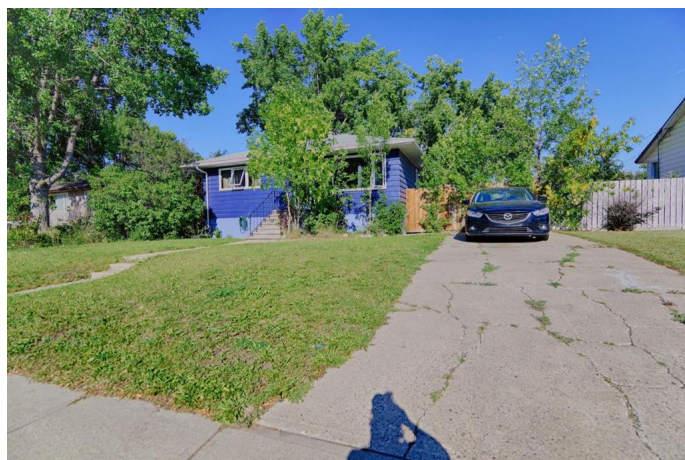
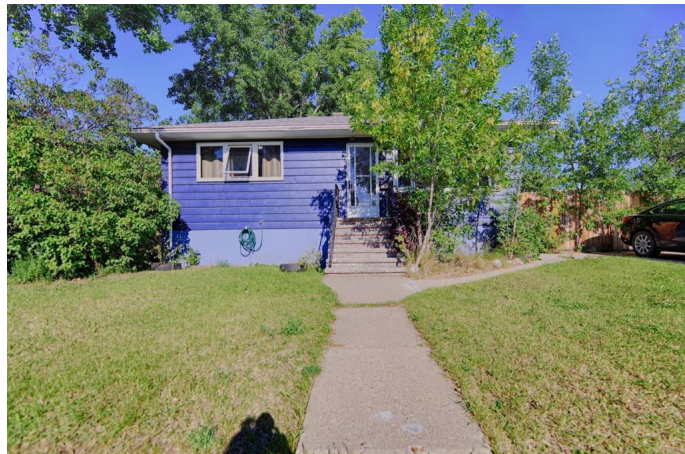
Staffordville, Lethbridge, Alberta

Welcome to this charming illegally suited home just 5 minutes from downtown! Featuring 4 bedrooms—2 up and 2 down—this property is perfect for anyone looking for a smart investment or some extra help with the mortgage. The home has seen many upgrades throughout, offering a stylish and comfortable living space that is truly move-in ready. Enjoy the convenience of a single detached garage, plus a large backyard with plenty of room for relaxation, entertaining, or future possibilities. Whether you're a first-time buyer, investor, or simply looking for a centrally located home with income potential, this property is a must-see! Call your favourite REALTOR® today!

Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250071    |
| Price          | \$339,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 775         |
| Acres          | 0.16        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 509 11 Street N |
| Subdivision | Staffordville   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 2E4         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Exterior Entry, Full, Suite                       |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Siding          |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 14                |
| Zoning         | R-L               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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