



**428 12A Street N
Lethbridge, Alberta**

MLS # A2213561



\$260,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1941 (84 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This cozy, well kept bungalow has been wisely positioned on a double lot! The big deck, with the beautiful trees make this yard a summer time dream! Hardwood and tile floors, a great 4pce bath that has been completely updated, newer appliances, 8 year old central air, and the list goes on...including more space downstairs (lower bedroom window may not meet egress). There's even a single detached garage and plenty of space for additional or RV parking!! This one is really a cute home at an affordable price!! Please note: pictures are from when the home was owner occupied.