



GRASSROOTS
REALTY GROUP

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516 12 A Street N
Lethbridge, Alberta

MLS # A2227280



\$279,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1936 (89 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Front Drive, Off Street, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Standard Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: fridge, stove, 2 window installed a/c units, window coverings

Welcome to this charming gem of a home! Lovingly cared for by the owner in her over 20 years of enjoying this home and it shows. Many recent upgrades include all freshly painted, flooring, vanities, newly installed shower set up and fixtures in the claw foot tub, counter tops, backsplash, updated porches front & back, newer furnace and hot water tank, new roof, eaves & fascia, exterior paint and new exterior doors, and even the ducts recently cleaned. Lots of off street parking with city permitted front curb and driveway and additional parking off the lane behind fenced back yard. The large back yard also has plenty of space to build a garage. This is the perfect move in ready home. The well established beautiful old growth treed area offers a neighbourhood rich in history with large yards and close to schools, parks, shopping and more. The ideal first home buyer appeal to get into the market, or an ideal scale down living bungalow, or a great revenue property. Don't miss out - get out to see this lovely home in a great community today!