



**GRASSROOTS**  
REALTY GROUP

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**324 12C Street N**  
**Lethbridge, Alberta**

**MLS # A2231919**



**\$340,000**

**Division:** Senator Buchanan

**Type:** Residential/House

**Style:** Bungalow

**Size:** 975 sq.ft. **Age:** 1957 (68 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** n/a

Roomy and updated, this 4-bedroom plus den home offers great flexibility in a convenient northside location. With two full bathrooms and many recent updates, it's move-in ready for families, first-time buyers, or investors. Enjoy easy access to schools, parks, shopping, and transit—everything you need is just minutes away.