



GRASSROOTS
REALTY GROUP

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838 12 st Street N
Lethbridge, Alberta

MLS # A2234491



\$220,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	763 sq.ft.	Age:	1940 (85 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Cleared, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry		

Inclusions: Washer/ Dryer, Air Conditioner, Fridge, Stove, window coverings, awnings.

Investor's, First time property buyers, or Home Flippers this is a must see! Cute 1 bedroom house on a nice sized lot. Features a double garage, underground sprinklers, gas lamp, awnings and a nice layout. Home was just professionally cleaned so its ready to move in or start renos to add your own touch and style to the property. There is potential to put another room downstairs if windows were made egress, just down the back alley there is a school with a playground as well.