



GRASSROOTS
REALTY GROUP

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950 12A Street S
Lethbridge, Alberta

MLS # A2234863



\$295,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	894 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Vinyl Windows		

Inclusions: 2 fridges, 2 stoves, washer, dryer, dishwasher, window coverings

This bright and spacious suited home is perfect for investors or homeowners looking to live upstairs and rent out the lower level. The upper floor features hardwood floors, with 2 bedrooms and 1 bath. Downstairs, the illegal suite has large windows that bring in plenty of natural light. It offers 1 bedroom, 1 bath plus a bonus room for added flexibility. Shared laundry is conveniently located on-site. Located just half a block from Fleetwood Bawden School, this property offers an excellent opportunity for families or investors alike. Don't miss out on this incredible value. Reach out to your favorite REALTOR ® today!