



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**326 12 Street S**  
**Lethbridge, Alberta**

**MLS # A2236295**



**\$385,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,034 sq.ft.	<b>Age:</b>	1907 (118 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Composite Siding	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, French Door, Granite Counters, High Ceilings, Natural Woodwork		

**Inclusions:** Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, All window coverings including rods and blinds, Built-in oven, Ceiling fan, Garage door opener

Step into a world of charm and character with potential galore in this two-story home, originally built in 1906. You are greeted by beautiful oak wainscoting, detailed architraves, and elegant French doors, all under 9" ceilings. The one and a quarter inch solid oak hardwood floors guide you through multiple dining and living spaces on the main floor. As you enter, you'll find a covered veranda with a quaint vestibule area. To the right, an original brick fireplace with electric insert is flanked by oak bookshelves, while bay configuration windows overlook the inviting front yard. A secondary living area seamlessly flows into the formal dining room, providing the perfect setting for gatherings. At the back of the home, a late '90s kitchen awaits, featuring stunning granite countertops, an undermount stainless steel sink, and a gas cooktop. From here, you can look out onto an oversized dining space with tiled floors and unique vaulted ceiling. Ascend the wide staircase, which boasts an oak railing, and be welcomed by a large window at the top. The hardwood floors continue throughout this level, which houses three spacious bedrooms and a full bathroom that was renovated just ten years ago, complete with a 5-foot tub/shower. The primary bedroom, located at the front of the home, features three closets in the dressing area and access to an upper veranda that needs repair. Recent updates include a new furnace and hot water tank installed in 2021, as well as a new roof completed in 2022. The expansive backyard offers a large deck that awaits your landscaping ideas. This property is a handyman's dream, brimming with potential, including the possibility of hidden hardwood under the carpet at the entrance. The basement boasts ample development potential, complete with a vintage entrance beneath the hot tub space. Set on a generous 44' x 125' lot, this

home also features a large double detached garage & X. The front yard is enclosed with a charming fence, lush greenery, and a welcoming gate. Don't miss the opportunity to bring this historic beauty back to life and make it your own!