



**1036 12B Street S
Lethbridge, Alberta**

MLS # A2236384



\$349,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Sump Pump(s)		

Inclusions: 2nd Refrigerator, 2nd stove

If you are just starting out as an investor in Real Estate or looking to add to your portfolio, look no further. This affordable home is centrally located, making it an ideal rental property. The upper suite has a large main living space, kitchen and dining room, 2 bedrooms and a 4 piece bath. the lower suite is a 1 bedroom unit with a large living space that is open to the kitchen and also has a 4 piece bath. The laundry is located in the common space in the basement. There is a double garage and a gravel parking pad off the alley allowing room for all tenants to park off street. The back yard has been divided with a 6 foot fence so that each unit has a private outdoor space to enjoy. Improvements to the home include a newer fridge and stove upstairs, a rebuilt linto covering the patio and vinyl windows. Call today to book a time to view this great revenue property and GET MOVING IN THE RIGHT DIRECTION!