



GRASSROOTS
REALTY GROUP

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**1106 12C Street N
Lethbridge, Alberta**

MLS # A2237421



\$449,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Quad or More Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, hood fan, 3 garage door openers and remotes

OPEN HOUSE JULY 26, 2025 FROM 1-3 PM. Attention car enthusiasts, mechanics etc.!! This renovated bungalow has a ton to offer. Attached single garage 14 x 21 and carport as well as a detached 898 square foot heated garage. This renovated bungalow Features 5 bedrooms, 2 bathrooms, New kitchen, bathrooms, flooring, doors, trim and baseboards, windows, hot water tank, garage roof, garage furnace, garage doors and openers and much more.