



GRASSROOTS
REALTY GROUP

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

1007 12B Street S
Lethbridge, Alberta

MLS # A2237611



\$379,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Parking Pad,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating: Forced Air

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Garage Door Remote, All chattels as is

Solid bungalow on a mature, tree-lined street, with 32 foot heated garage plus off alley parking pad. Has been marketed in the past as 4 bedrooms, and easily could be 4. Hardwood floors and central A/C inside, and fully fenced yard and huge deck outside. The heated garage has a double vehicle door, but is triple sized, as it is 32 feet wide and 26 feet deep.