



GRASSROOTS
REALTY GROUP

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

623 12C Street N
Lethbridge, Alberta

MLS # A2245563



\$259,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	729 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

2-Bedroom Bungalow in Quiet Neighborhood – Ideal for Investors or First-Time Buyers Welcome to this 1946-built bungalow offering functionality, and great potential. Located in a quiet, well-established neighborhood, this 2-bedroom, 1-bath home is a perfect opportunity for first-time buyers or savvy investors looking to build equity. The home features a newer roof on both the house and the detached 23' x 20' garage, providing peace of mind and long-term value. The partially developed basement offers extra space for storage or future living area—just waiting for your finishing touch. Enjoy the simplicity of bungalow living with a practical layout and a location close to amenities, schools, and public transit. Don’t miss out on this affordable, well-maintained property with tons of potential!