



**GRASSROOTS**  
REALTY GROUP

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

**412 12A Street N**  
**Lethbridge, Alberta**

**MLS # A2245764**



**\$429,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Covered, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	Fridge x 2, Stove x 2, OTR Microwave, Dishwasher x 2, Washer and dryer, Freezer, Roof top A/C, Existing window coverings
--------------------	--

This lovingly built home is situated on a quiet street, has been fully updated and ready for new owners! Just minutes from amenities and schools, this home has 3 bedrooms up and 2 down with a 4-piece bath on each floor. The main floor features all new kitchen cabinets, plumbing fixtures and appliances.&nbsp;The bath is highlighted with a beautiful new freestanding bathtub with wrap-around shower curtain and a classic curved front vanity, set with a marble top and undermount sink.&nbsp;The entire house has new light fixtures, electrical switches and plugs, door hardware, as well as new vinyl plank and fresh paint throughout.&nbsp;The lower level has an updated kitchen area, complete with a fridge, stove and dishwasher. A new hot water tank and newer roof are some of the additional updates to the home. A single attached garage, covered carport and front driveway offer ample space for parking.&nbsp;The backyard hosts a variety of mature fruit bearing trees, bushes and vines that envelop the space, creating a beautiful private oasis.&nbsp;Whether you are looking for a family home, or an investment opportunity, this home will work for you. Don&rsquo;t miss out on this great opportunity!