



GRASSROOTS
REALTY GROUP

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**1009 12B Street N
Lethbridge, Alberta**

MLS # A2247692



\$289,900

Division:	St Edwards		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,051 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Separate Entrance, Vinyl Windows		

Inclusions: Fridge x2, Stove/Oven x2, Washer/Dryer x2, Window Coverings

Here's a great investment opportunity that doesn't come around often. At over 1000 square feet; this generously sized half duplex, located right across from St. Paul School, offers 4 sizeable bedrooms and 2 bathrooms, plus a large double detached garage (built in 2009). The illegal 2 bedroom basement suite boasts massive windows filling the whole area with natural light; which is conveniently equipped with it's own entry and separate washer/dryer. Located at the quiet end of 12B St N, this low maintenance and affordable home is your chance at an all around income generator, or else a starter home with a mortgage helper. So come take a look and realize the opportunity here!