



GRASSROOTS
REALTY GROUP

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314 12a Street N
Lethbridge, Alberta

MLS # A2249545



\$535,000

Division:	Senator Buchanan		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Front/Back, Bi-Level		
Size:	1,675 sq.ft.	Age:	2007 (18 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: 2 Fridges, 2 Stoves, 1 Dishwasher, 2 OTR Microwave/Hoodfans, 2 Washers, 2 Dryers, Window Coverings, 2 A/C Units

Full front to back duplex on 1 title! Built in 2007 this rare, and smartly designed duplex would be an excellent addition to your real estate portfolio. Both units (#1 front and #2 back) are virtually identical in design being 837 square feet on the main levels, with 1 bedroom up and 2 more down, a full bath up and another full bath down, and an open great room concept. Being a bilevel style there are generously sized windows in the lower levels that allow for lots of natural light. Each unit is separately metered for utilities too. Please note that photos are a random sampling of both units. Book your showing with the agent of your preference and take a look!