



**GRASSROOTS**  
REALTY GROUP

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**644 12 Street N**  
**Lethbridge, Alberta**

**MLS # A2249555**



**\$234,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1931 (94 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to this character-filled bungalow situated on a spacious corner lot in a well-established neighbourhood. Perfectly located right across the street from an elementary school, this home offers both convenience and community—ideal for first-time buyers or young families. Inside, you’ll find two generously sized bedrooms and a practical layout that flows easily from the cozy living room—complete with a classic brick fireplace—to the dining area and into the kitchen. The home maintains its original charm while offering plenty of potential for modern updates. Step outside to a fully fenced, oversized yard—perfect for kids, pets, or future landscaping projects. A single detached garage accessed via the back lane provides added storage and off-street parking. This is a great opportunity to own a solid, well-located home with room to make it your own. Don’t miss out on this affordable entry into a desirable neighbourhood!