



**GRASSROOTS**  
REALTY GROUP

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**1135 12 Street S**  
**Lethbridge, Alberta**

**MLS # A2254149**



**\$359,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** N/A

This charming southside bungalow presents a fantastic opportunity for first-time homebuyers. Ideally located near the hospital, college, walking trails, and numerous amenities, it offers convenience and lifestyle in one package. Situated on a spacious, fenced lot with mature trees, the property provides plenty of room for outdoor activities, along with RV parking and potential to build your dream garage. Recent updates ensure peace of mind, including a new roof, furnace, electrical, and hot water tank all within the last 10 years. This home is truly move-in ready, with brand-new windows, appliances, bathroom, flooring, and fresh paint—making it easy to settle in and enjoy right away. Call all your REALTOR today!