



GRASSROOTS
REALTY GROUP

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1135 12 Street S
Lethbridge, Alberta

MLS # A2274671



\$299,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	729 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, OTR

Welcome to 1135 12St South! This cute and delightful southside bungalow is a perfect fit for first-time homebuyers. Ideally situated just minutes from downtown—and close to the hospital, college, walking paths, and a variety of amenities—it offers both convenience and an exceptional lifestyle. The home sits on a generous, fenced lot with mature trees, providing ample space for outdoor enjoyment, RV parking, and the option to build your dream garage. Key updates—including the roof, furnace,, and hot water tank—have all been completed within the past decade for added peace of mind. Inside, the home is beautifully move-in ready with brand-new windows, appliances, bathroom, flooring, and fresh paint, making it easy to settle in right away. Don't waste any time and contact your REALTOR®; today!