



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2001 12 Avenue S
Lethbridge, Alberta

MLS # A2279437



\$425,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Victoria Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 995 sq.ft. | Age: | 1952 (74 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Concrete Driveway, Drive Through, Driveway, Garage Faces Fr | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|----------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub | | |

Inclusions: 2 washer, 2 dryer, 2 fridge, 2 stoves, 2nd bedroom wardrobe

Tasteful renovations + modernizations, with pride of ownership throughout. Basement features its own fridge, stove, and separate laundry room for the suite (illegal status). Modern kitchen, bathrooms + windows. Tons of parking with concrete pad beside & in front of the garage, a gravel drive-through parking area off the alley, and lots of on-street parking also. Lovely hardwood flooring upstairs in the large dining room & living room. Bedroom wardrobe, window coverings, storage shed, and central air-conditioning included.