



**1403 12 Avenue N
Lethbridge, Alberta**

MLS # A2285038



\$339,900

Division: Winston Churchill

Type: Residential/House

Style: Bungalow

Size: 784 sq.ft. **Age:** 1956 (70 yrs old)

Beds: 3 **Baths:** 1

Garage: Attached Carport, Double Garage Detached

Lot Size: 0.23 Acre

Lot Feat: Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot, Private

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Separate Entrance

Inclusions: Freezers x2 (as is)

Situated on a massive, private lot with incredible future development potential, this property offers both immediate comfort and long-term opportunity. The main level features 3 bedrooms and 1 bathroom, with a functional layout that includes a welcoming living room, practical kitchen, and dining area—perfect for everyday living. Downstairs, the large basement family room provides excellent additional space, with room for a future bathroom (subject to City permits) and the added benefit of a separate entry, offering flexibility and privacy. Outside is where this property truly shines. Surrounded by mature trees, the yard feels private and spacious, ideal for enjoying outdoor living or exploring future possibilities. A double detached garage adds value, along with a front carport for extra parking and convenience. Located close to schools, amenities, shopping, and more, this property is a fantastic opportunity for buyers looking for space, privacy, and long-term potential.