



**GRASSROOTS**  
REALTY GROUP

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

**1403 12 Avenue N  
Lethbridge, Alberta**

**MLS # A2285038**



**\$339,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	784 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.