



**1036 12A Street S
Lethbridge, Alberta**

MLS # A2286602



\$310,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Very nice home with a ton of potential. Great curb appeal with stone and stucco exterior. Situated on a large double lot. Fantastic location just steps to Scenic Drive with easy access to downtown, college, university, big box stores, schools and more! 840 sq ft plus a developed basement. 2 bedrooms up and 1 down. ALL of the big ticket items have been done. Lennox high efficiency furnace, central air, on demand hot water, updated roof, windows, garage siding and door. Beautiful private yard with large covered deck. Off street parking with carport, and in the back is a 25' long insulated and drywalled super single garage. With a little carpet upstairs and some paint this would make an unbelievable first time home and good equity builder. Don't wait this home is great opportunity!