



431 12B Street N
Lethbridge, Alberta

MLS # A2287955



\$400,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1946 (80 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Hardwood, Vinyl

Roof: Asphalt

Basement: Full

Exterior: Asbestos

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: stove x2, refrigerator x2, washer/dryer x2, over the range microwave.

Located in a desirable north side neighborhood, this 5-bedroom, 2-bathroom home with a single garage offers excellent potential for investors or buyers looking for additional income possibilities. The property features a functional layout with generous living spaces and multiple bedrooms, providing flexibility for extended family living or rental opportunities. The home includes an illegal secondary suite, offering great income potential. Conveniently situated close to schools, parks, shopping, and other amenities, this property presents a fantastic opportunity to add value and maximize returns. A solid investment with strong upside — don't miss it!