



516 12a Street N
Lethbridge, Alberta

MLS # A2289318



\$259,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	758 sq.ft.	Age:	1936 (90 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Asphalt, Driveway, Off Street, Parking Pad, See Remarks, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Private, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, 2 Window Unit Air Conditioners

Cheerful Little Bungalow that is sure to warm your heart! Lots of sunshine and natural light welcome you throughout this clean and tidy home. Well cared for by the current owner for the past 23 years with major recent updates including high efficiency furnace (2024); shingles, fascia, eaves, front doors, and bathroom fan (2023); and hot water tank (about 7 years ago). All the flooring has been updated as well with wood laminate providing easy maintenance and a modern feel. The parking space is exceptional too as you've got a front parking pad/driveway, parking stall off the back lane, and wonderful potential for your new garage to be built. For added convenience there is main floor laundry in the front foyer, and a mud room off the back entrance to drop your boots and shoes. The basement is partial, but is concrete, dry, and offers surprisingly good storage. Enjoy summer patio time on the charming ground level deck out front, or gardening in the very deep yard out back. This real estate package is definitely BIGGER than the square footage might suggest. Contact your preferred agent of choice and book your viewing!