



**1035 12B Street S  
Lethbridge, Alberta**

**MLS # A2296011**



**\$377,500**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

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

**Inclusions:** N/A

Nice cash flowing revenue property close to the hospital. LEGALLY suited with separate front entrance. Huge mature lot. 2 bedrooms up and 2 bedroom suite down. Raised bungalow with tall ceilings in basement. Updates to roof. Maintenance free vinyl siding exterior. Hardwood on main floor. Updated kitchen on main also. With a little TLC the basement suite could bring in a good return as it is walking distance to many amenities. Main floor has rear deck and private yard that is out of sight from the basement suite entry. Small single garage as well and ample off street parking. Good opportunity to get into the rental market as this is a desirable area and this home has had little vacancy over the last 10 years.