



**4, 637 12A Street N
Lethbridge, Alberta**

MLS # A2302417



\$329,900

Division:	Senator Buchanan		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Check out this meticulously maintained 3 bedroom, 4 bathroom half duplex CONDO located behind Galbraith Elementary School on 12A St N. This one owner home looks like a model show home from the moment you step inside. Sleek black appliances enhance the wood tones of the spacious kitchen that overlooks the dining area and the living room. Upstairs has 3 bedrooms with the generous sized Primary offering a really nice ensuite, The convenience of up upstairs laundry will certainly be appreciated. Downstairs is fully finished as a family room, has another bathroom and more storage. So let someone else worry about the snow and cutting the grass, and let them maintain the outside of the house while you sit back and enjoy parking in the garage and all the freedoms of condo ownership.