



**810 12A Street N**  
**Lethbridge, Alberta**

**MLS # A2304965**



**\$229,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks, T		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Chest Freezer, Washer (does not work)

Bashful Bungalow on a Beautiful Lot! A sunshine-soaked picture window and hardwood floors greet you as you step into the front entrance. This quaint, 2 bedroom home has been enjoyed and cared for by the current owner for many years, but is now ready for YOUR renovation ideas. The shingles, high efficiency furnace, and hot water tank were all replaced in about 2015. 100 amp service. Located on a quiet, tree-lined street, on a fantastic lot there is excellent potential for expansion, a big shop, or how about a detached suited garage? Ready for your immediate possession day. Message your preferred agent of choice and get over here and view the possibilities today.