



**615 12B Street N**  
**Lethbridge, Alberta**

**MLS # A2134252**



**\$336,600**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-37

**Utilities:** -

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Window Coverings, Washer & Dryer, Garage Door Opener & Remote

Welcome to 615 12B St N, a well-maintained half duplex perfect for a young couple or downsizer. Located on a quiet street with great neighbours, this home offers a central location with easy access to amenities. The main floor features an open-concept living room, dining room, and kitchen, along with a 4-piece bathroom and two bedrooms. Downstairs, you'll find a large family room, a newly updated laundry/utility room, and 462 Sq/Ft of unfinished space with plumbing ready for a future bathroom. The backyard includes a nice-sized deck, RV parking, and a single-car garage. There is ample parking space for up to five vehicles, or three with an RV, making it convenient for visitors. A new carbon monoxide detector ensures your safety. For a closer look, please view the video walkthrough in the links tab or on YouTube by searching the home address. This home is a fantastic opportunity to settle into a peaceful neighbourhood with all the conveniences of central living.