



GRASSROOTS
REALTY GROUP

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738 12A Street N
Lethbridge, Alberta

MLS # A2135252



\$512,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,538 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 washers, 2 dryers

Legally Suited, custom built home! Whether you are looking for a family home for you and your extended family or a revenue property this home was designed to give you options. The main floor works well for a family with over 1600ft² of living space, 3 bedrooms, 2 full bathrooms, a big kitchen and dining area that leads out to a large deck and yard. With the addition of a family room on the lower level you will hardly notice you are in a suited home. Don't forget the 2 car fully insulated and heated garage as well as extra parking in the back. Lets get to the lower suite, which hardly feels like a basement suite due to the high ceilings, large windows and plenty of light. This is a very well thought out and spacious 2 bedroom suite, which offers someone a very comfortable place to call home. There are few suited houses that would match this one on size, floorplan, comfort or options for living and renting. Call your favorite realtor and have a look for yourself.