



**827 12 Street N
Lethbridge, Alberta**

MLS # A2135923



\$170,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	576 sq.ft.	Age:	1941 (83 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Stucco

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Washer, Dryer, all inclusions as is where is

Situated on a large lot (50x125) on a quiet street near shopping and schools, this cute little bungalow is ready for its new owners! If you are in the market for an investment property with a renter already in place, or are looking for an affordable first home, look no further. Enjoy main floor living with everything minus furnace and electrical downstairs.