



GRASSROOTS
REALTY GROUP

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1222 12C Street N
Lethbridge, Alberta

MLS # A2136265



\$349,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1961 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Gated, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to your new home! Nestled on a quiet street, this charming 1,138 sq ft bungalow offers a perfect blend of comfort and convenience. Boasting 3 bedrooms and 2 bathrooms, this property is ideal for families or anyone seeking a cozy retreat. This home has been lovingly maintained. Step inside to find a warm and inviting living space, complete with ample natural light and plenty of space for every one. This home has newer shingles, electrical panel, and the fridge, stove and hood fan have been replaced in the last year. The real gem of this home is the beautiful private backyard. Imagine relaxing in the pergola with your morning coffee or hosting summer BBQs in this tranquil oasis. Under deck storage has been added and the Single car garage has enough room to park your car and store your tools. Big mature trees, beautiful landscaping, garden beds and a gated 33 ft RV pad complete this perfect space. Don't miss this opportunity to own a piece of paradise. Now is the time to experience the charm and comfort of this delightful bungalow!