



**1743 12th Avenue S
Lethbridge, Alberta**

MLS # A2138212

\$370,000



Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1951 (73 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage A		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings including blinds, garage door opener and 1 remote X 2, exhaust fan in attic

A large corner lot offers a unique opportunity for homeownership or investment, with the potential for a secondary suite, providing a versatile living space. The abundance of parking, including a single attached garage and a second high-roof garage or shop, caters to various needs, from vehicle storage to workshop activities. The cinder block rear fence ensures privacy and security, while the central southside location promises convenience and accessibility, making it an attractive option for those seeking a property with both character and potential.