



**GRASSROOTS**  
REALTY GROUP

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**633 12 Street S**  
**Lethbridge, Alberta**

**MLS # A2140210**



**\$325,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Storage		

<b>Inclusions:</b>	Fridge, stove, range hood, washer, dryer
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Discover the epitome of charm in one of Lethbridge's oldest neighborhoods! Tucked amidst picturesque tree-lined streets this bungalow exudes character at every turn. Step inside to find a delightful blend of vintage allure and modern convenience, boasting high ceilings and a spacious layout. The main floor welcomes you with a wide hallway leading to two bedrooms and a full bathroom, while the open living room, dining area, and kitchen beckon for cozy gatherings. Enjoy the added convenience of main floor laundry adjacent to the bright kitchen. Venture downstairs to find a fully developed basement offering a third bedroom, another full bathroom, a sizable family room complete with a storage room that could easily serve as a fourth bedroom. With the back entrance this home has the potential to add a suite. Step outside onto the extra-large rear deck and into the tranquil, tree-shaded backyard—a private oasis perfect for relaxing or entertaining. Recent renovations have further enhanced its appeal, with brand-new flooring and a refreshed bathroom.