2406 12 Avenue S
Lethbridge, Alberta

MLS # A2141928

$459,900

Division:	Agnes Davidson
Type:	Residential/House
Style:	Bungalow
Size:	1,053 sq.ft. **Age:** 1955 (69 yrs old)
Beds:	3 **Baths:** 2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Off Street, Paved, R
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: 2 Fridges, 2 Stoves, 1 dishwasher, main floor dining table and chairs, central air, garage door opener & control, heater in garage,

Welcome to your next investment! This legally suited bungalow is in a fantastic location on 12ave south in Lethbridge and is calling your name. You'll notice the low maintenance landscaping out front, for the convenience aspect of tenants and the home has been updated so you can move right in and rent out the other suite or rent out both. The main floor suite has been beautifully modernized with soft close kitchen cabinets, granite counter tops, stainless steel appliances, pot lights, tiled backsplash and hardwood flooring in the living room and hallway. There are 2 bedrooms, an updated 4pc bathroom and large PVC windows allowing plenty of natural light in. A modern and spacious one bedroom, one bathroom bachelor suite was a great addition to the basement just a couple of years prior and both tenants have access to a shared laundry and storage space plus there's AC, making it a great place to rent. The back yard is fenced, has a storage shed, a parking pad for an RV or 2 cars and a 24x24' heated garage which can also be rented out! This is an all around low maintenance, always occupied property. It's close to the hospital and Mayor Magrath drive making it a convenient location too!