



**736 12B Street N**  
**Lethbridge, Alberta**

**MLS # A2144001**



**\$179,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1913 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Shed, Window Coverings

Very cute home on a huge lot! Perfect for first time buyers or if you're thinking of downsizing. This is a cozy 2 bedroom, 1 bathroom home with lot's of updates. There's a sunroom on the front for some extra living space. The bedrooms are a nice size! The living room is bright and open and features an antique stained glass window. You'll notice the very high ceilings throughout the home! Laundry is in the basement but the bathroom has all the hookups for laundry if you'd prefer to do all your living on one level. You can easily fit a stacker washer/dryer in the bathroom. Updates include: New Windows & doors, Newer hot water tank, New lighting and ceiling fans, new flooring! The yard is Huge with lot's of options for adding a big garage and shop.