



**1020 12A Street S  
Lethbridge, Alberta**

**MLS # A2145656**



**\$169,900**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	1909 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Many Trees		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	R-L
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This prime piece of land in the desirable Fleetwood neighborhood offers incredible potential for your new home build. Measuring 50'x120', this lot is being sold for land value only. Envision constructing your dream home in this fantastic south side location this summer! Please note, the existing home on the property is sold "as-is" with no warranties or representations.