



602 12C Street N
Lethbridge, Alberta

MLS # A2155503



\$295,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1924 (100 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier		

Inclusions: Fridge, Stove, Ceiling Fan, Garage Door Opener (No Remote), Washer, Dryer, All Blinds and Window Coverings

This charming four-bedroom bungalow is situated on a spacious corner lot, offering fantastic curb appeal. As you approach, you'll be greeted by a serene enclosed front porch, perfect for relaxing. Step inside to find a cozy living room with a brick fireplace that seamlessly opens to the dining room, creating a warm and inviting atmosphere. The kitchen, conveniently located next to the back entry, makes bringing in groceries a breeze. The main floor hosts three bedrooms and a full bathroom. The large primary bedroom features garden doors leading to a deck overlooking the beautiful backyard and includes a spacious walk-in closet. The basement offers additional living space with a family room, fourth bedroom, laundry, and storage. The expansive yard is a gardener's dream, adorned with numerous shrubs and flower gardens. Completing this lovely home is an oversized single-car garage with ample room for a workshop or extra storage. This home is perfect for adding your personal touch and making it your own.