



**GRASSROOTS**  
REALTY GROUP

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**315 12A Street N**  
**Lethbridge, Alberta**

**MLS # A2162572**



**\$345,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1946 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** None

A 3 bed/1 bath home in a mature quiet neighborhood. With a main level laundry/storage area every family would enjoy. This home has alley access with an oversized double attached garage that has 220v wiring and plenty of parking in the back. All new windows, new front porch, some new siding, updated electrical and plumbing and a newer roof. There is plenty of shopping, restaurants, and many other amenities within walking distance. Call your REALTOR&reg; today to view.