



612 12 Street S
Lethbridge, Alberta

MLS # A2168114



\$368,000

Division:	London Road		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,452 sq.ft.	Age:	1909 (115 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Asphalt, Converted Garage, Drive Through,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Street L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(L)
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Vinyl Windows		

Inclusions: playhouse, shed

Here is a lot of house & building for the money!! Check out this Two and a half storey home with cherished history of family stories attached to the years of it's existence. Located in the amazing district of London Road including a neighborhood association that works to preserve the integrity of the homes and the history of the properties so generations to come can appreciate the beauty of these gems. The tree lined street has such charm, and much history is all along this street. It was very prominent in it's time!. This full 50 foot lot has a lot of space for vehicles or for the kids and pets. The cool thing about this house is that it has 3 floors of living space plus a basement. At one point there was a kitchen on the 2nd floor and two families living there and now it is back to a single family house that would work for generational living under one roof. This is a great family home with lots of space. If an in home business is required the rear entrance means no coming through the whole house. There has been a lot of renos over the years from insulation, windows, drywall, wiring, updated fireplace, shingles, siding, 2 furnaces, and the addition of a 28 x 30 garage/workshop/studio/gym outbuilding. A huge shed for extra storage and there is lots of privacy with this home. Rear alley access, great fencing around the yard makes this yard so versatile from keeping the kids and pets from wandering off! Perfect property for the hobbyist that needs space!! Be sure to take a look!!