



1013 12 Street S
Lethbridge, Alberta

MLS # A2171287



\$319,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,073 sq.ft.	Age:	1949 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), See Remarks		

Inclusions: All window hardware/coverings, fridge, stove, range hood, dishwasher, washer/ dryer as is* , ceiling fan(s), central vac and attachments, a/c, garage cabinets and workbench

Welcome to your new home! This adorable 3-bedroom, 2-bathroom, 1.5-storey residence has many updates and upgrades, a nice blend of convenience and cozy charm. Step inside to discover a thoughtfully designed layout that includes a bedroom and large full 4-piece bathroom on the main floor, ensuring easy accessibility for all. The spacious living area flows seamlessly into the updated kitchen, which is ideal for both everyday living and entertaining. Step outside to relax on the covered back deck, overlooking a generous backyard, perfect for gardening, playtime, or summer barbecues. Updates throughout the years include roof, furnace, and central air conditioning! This property also features a detached garage with convenient alley access, providing ample storage and parking options. Located in the Fleetwood area, you'll be surrounded by beautiful parks, K-12 schools, and scenic walking paths. Enjoy the tranquility of suburban life while still being just minutes away from major roads and bridges, making your commute a breeze. Don't miss out on this gem—schedule your viewing today (with any agent) and experience all that this lovely home has to offer! This is a fabulous home for under \$330K - DO NOT WAIT TO VIEW IT!