



**2417 12 Avenue N
Lethbridge, Alberta**

MLS # A2173839



\$348,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	860 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Covered, Double Garage Detached, Driveway, Front Drive, Gar		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Interi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: fridge in basement, shelf in 2nd bedroom

Here is a cozy home packed with great features that has been loved by these sellers for the last 41 years. . The landscaping was carefully selected and is all grown up and will be enjoyed by the next family for years to come. A private and sheltered patio makes for wonderful outdoor living. There were many improvements made including Adora Kitchen cabinets, to hardwood floors, to most window replacements. The torch down roof is approximately 10 years old and the hot water tank is 2018. There is a gas fireplace in the family room and you will love the double 23 x 24 heated garage . The front carport is almost as good as a 2nd garage and the extra driveway width offers space for a RV or trailer. Both bathrooms have been updated and this house is ready to enjoy for the next 40 years!! Pride of ownership is evident here!! The location is so ideal as an elementary, middle and high school are all within walking distance from this home. If your family is looking for a clean, well maintained home in an affordable price range and a great neighborhood be sure to take a look at this one!!