



**428 12 Street N**  
**Lethbridge, Alberta**

**MLS # A2179238**



**\$205,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1946 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Garage Door Opener, On Street, RV Access/Parking, Single Ga		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** As is on day of possession

Here's your chance to own a great home in north Lethbridge that has not one, but two living rooms! 428 12 Street N is going to make the new buyer a very happy person! This home boasts over 1,100 square feet and there's plenty of space inside once you step inside. Upon entering, you'll see the first living room which has access to the first bedroom. Heading deeper into the home, you'll see the primary bedroom which is plenty big for all of your needs. The big feature of this home is the second sunken living room at the back of the house right next to the dining area and kitchen. This area will be perfect for those looking to entertain! Also on the main level is a 4pc bathroom. Heading downstairs is a laundry area and a rec room underneath the sunken living room. And the backyard is no slouch either as you'll have plenty of room to make it your own! You also will have access to a fantastic 18' X 24' garage. Don't sleep on this one &mdash; call your favourite Realtor today!