



1135 12 Street S
Lethbridge, Alberta

MLS # A2192030



\$210,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	724 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Stucco

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: AS IS WHERE IS

This bungalow offers a versatile opportunity for both first-time homebuyers and investors. Situated in a desirable southside location, it provides convenient access to the hospital, college, walking trails, and various amenities. Set on a large fenced lot with mature trees, the property offers ample space for outdoor activities. Additional features include RV parking and the potential to build your dream garage. The roof, furnace, electrical, and hot water tank have all been updated within the last 10 years. Whether you're looking for a renovation project to customize the space to your preferences, this bungalow offers the flexibility to suit your needs. Alternatively, the property's location and lot size present an excellent opportunity for infill development, allowing for the construction of a new home or duplex in a sought-after area. This property is being sold AS IS WHERE IS. Don't miss the chance to explore the potential this property has to offer. Call your favorite REALTOR[®] to book a showing today.