



1915 12 Avenue S
Lethbridge, Alberta

MLS # A2196012



\$375,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge x2, stove x2, dishwasher, hood fan, washer, dryer, window coverings, garage door opener & remote, shed

Located on a fantastic, quiet street on the south side of Lethbridge, surrounded by mature trees and great neighbours, this home is perfect for those looking to get into home ownership or looking to diversify their rental portfolio! With a double detached garage, large, fenced backyard, back alley access, and cute curb appeal, the exterior of this home is something special! Inside you will appreciate the newly renovated kitchen, spacious living room, walk in closet in the primary bedroom, and lots of windows for natural light. Downstairs there is a separate entrance, two more bedrooms, one bathroom, and another family room area for you to enjoy! The home has recently received many cosmetic updates making it truly turn-key. It has central air conditioning, a high efficiency furnace, and the roof is in terrific condition. If you have been searching for a home close to all the amenities you could ever need, in a mature neighbourhood, with plenty of updates, don't miss out on this great home! Call your REALTOR and book your showing today!