



**GRASSROOTS**  
REALTY GROUP

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**325 12 Street S**  
**Lethbridge, Alberta**

**MLS # A2203711**



**\$450,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	1929 (96 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge (x2), Stove (x2), Washer (x2) Dryer (x2)

Legally Suited & Full of Character! Charming home offers endless possibilities—live in one unit and rent the other, rent both for great cash flow, or enjoy the entire space as a spacious 6-bedroom home. With tall ceilings, beautiful hardwood floors, and unique character throughout, this property is anything but cookie-cutter. Whether you're an investor or a homeowner looking for flexibility, this one checks all the boxes.