



GRASSROOTS
REALTY GROUP

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419 12 Street N
Lethbridge, Alberta

MLS # A2302557



\$269,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Charming and beautifully updated 3-bedroom home offering the perfect blend of comfort, style, and location. This inviting property features a newer roof, fresh paint, and brand-new flooring, making it truly move-in ready. Ideally situated close to schools and all amenities, it's perfect for families or investors alike. Step outside to a spacious yard with RV parking at the rear and plenty of room to build a large garage or create your dream outdoor space. Offered at an excellent price point for the quality and location—this is a home you don't want to miss!