



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1025 12 Street S
Lethbridge, Alberta

MLS # A2316369



\$375,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	759 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer

Don't miss your opportunity to view this charming and beautifully updated bungalow before it's gone. Offering 3 bedrooms, 2 bathrooms, and a warm, inviting atmosphere, this home is sure to impress from the moment you step inside. The spacious front entry provides a welcoming first impression, while creating a nice separation from the main living area. The bright living room is filled with natural light thanks to a large picture window, creating a comfortable space to relax and unwind. The updated galley-style kitchen has been thoughtfully designed and offers excellent functionality, with room for a convenient coffee station and additional storage. Two generously sized bedrooms and a cheerful 4-piece bathroom complete the main floor. Downstairs, you'll find a cozy family room featuring a wood-burning fireplace, a large laundry and storage area, a third bedroom, and a convenient 3-piece bathroom. Major mechanical upgrades have already been completed, including a high-efficiency furnace and central air conditioning installed in 2019. New windows, floors, kitchen and so much more all in 2026. Outside, the large lot offers plenty of backyard space for gardening, entertaining, or simply enjoying the outdoors. A single detached garage and additional off-street parking accessible from the paved alley add extra convenience. Located in a desirable neighbourhood close to schools, parks, shopping, and everyday amenities, this home combines comfort, functionality, and an excellent location. It's easy to see why this property stands out from the crowd.