



GRASSROOTS
REALTY GROUP

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2700 12 Avenue N
Lethbridge, Alberta

MLS # A2318309



\$409,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Floor Furnace
Floors:	Carpet, Hardwood, Linoleum, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Jetted Tub, Separate Entrance, Storage, Wood Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and control (1)

Welcome to 2700 12 Avenue North! This beautifully updated home offers over 1,000 sq. ft. of comfortable living space with 5 bedrooms and 2 full bathrooms, making it an excellent option for growing families or anyone looking for extra room to spread out. The bright and spacious main floor features a welcoming living room that flows seamlessly into a generous eat-in kitchen complete with crisp white cabinetry and stainless steel appliances. Three well-sized bedrooms and a full bathroom complete the main level. Downstairs, the fully developed basement adds even more functional space with 2 additional bedrooms, another full bathroom featuring a relaxing jetted tub, and plenty of room for family activities or guests. Step outside to enjoy the fully fenced and landscaped south-facing backyard, highlighted by an impressive 14' x 26' covered patio that's ideal for entertaining, summer BBQs, or a hot tub. The super single garage provides ample space for parking, storage, tools, and lawn equipment. Additional upgrades include central air conditioning, an energy-efficient furnace, newer hot water tank, and updated shingles on both the house and garage. This is a move-in ready property offering excellent value in a convenient northside location!