



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1118 12B Street S
Lethbridge, Alberta**

MLS # A2321566



\$500,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,552 sq.ft.	Age:	1949 (77 yrs old)
Beds:	6	Baths:	4
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 4 x fridge, 4 x stove, washer dryer, garage door opener + remote

This 4 unit property provides an opportunity to maximize revenue with 6 bedrooms, 4 bathrooms, shared laundry and single detached garage! Nestled nicely between Gyro Park and the coulees, there's nearby amenities in the neighbourhood, incredible access via Scenic Drive and a well sized lot.