



GRASSROOTS
REALTY GROUP

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405 12B Street N
Lethbridge, Alberta

MLS # A2323222



\$329,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	1909 (117 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: N/A

Welcome to 405 12B St N! This charming two story home has seen tons of great updates throughout the years. The main level features a great living room area that is set up perfect for relaxing and watching TV. There is a kitchen on this level along with a 3pc bathroom. Laundry can also be found in the bathroom. There's a bedroom on this level and access to the basement. Upstairs, you have the main kitchen with dining area. There's also a great family room area that flows into two more bedrooms. This level also used to be suited, so the potential to re-suite is there! Outside you have a huge backyard with tons of green space that will be a hit during the warmer months. You also have a detached single garage. Don't sleep on this great home, contact your favourite REALTOR® today!