



**GRASSROOTS**  
REALTY GROUP

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**1130 12B Street S**  
**Lethbridge, Alberta**

**MLS # A2323776**



**\$340,000**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fleetwood                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                     |               |                   |
| <b>Size:</b>     | 908 sq.ft.                                                   | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached                                       |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                       | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Sump Pump(s), Tankless Hot Water |                   |     |

**Inclusions:** N/A

Welcome to this beautifully updated bungalow in the heart of Fleetwood, offering the perfect blend of character, privacy, and modern upgrades. With 908 sq. ft. of above grade living space, this move-in-ready home features 3 bedrooms, with potential for a large 4th, 1 bathroom, with and an impressive list of recent improvements. Major upgrades completed in 2024 include updated electrical wiring and panel, upgraded plumbing, a new on-demand hot water system, and a beautifully refreshed bathroom with a new shower surround, toilets, and sink. Enjoy summer comfort with central air conditioning, while the roof still has plenty of life remaining at approximately 8 years old. Most windows have been replaced, improving efficiency and curb appeal. Outside, you'll find a private, mature backyard, refinished rear concrete steps, an updated retaining wall, and a single detached garage with convenient rear lane access. The location is hard to beat - just minutes from the coulees, the Lethbridge Country Club, parks, schools, shopping, and everyday amenities. In today's market, detached homes in Lethbridge at this price point are becoming increasingly difficult to find, making this an exceptional opportunity for first-time buyers, downsizers, or investors looking for a turnkey property in a sought-after southside neighborhood. Contact your favorite REALTOR® to book a showing!