



GRASSROOTS
REALTY GROUP

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814 12 Street N
Lethbridge, Alberta

MLS # A2329543



\$390,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	1937 (89 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating: Forced Air, Heat Pump

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: See Remarks

Foundation: Combination, Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, vehicle lift, air compressor

An amazing opportunity to buy an updated 2 bedroom 1 bathroom home with a massive 30'x30' detached shop in the back that comes with a car lift and a air compressor! This well-built shop includes plywood walls, a 12' ceiling and plenty of electrical to set up your shop just the way you want it. Located on a beautiful tree-lined street in a mature neighborhood, this home also backs on to a large green space and park. This home has had a number of updates and recently includes a new heat pump/air conditioner and hot water heater this year. A cozy wood burning stove, 2 large bedrooms and ample living spaces make this home a great place for a small family or if you are just starting your home ownership journey. Bring your tools and get started on all the projects you have been waiting to have the space to work on!