GRASSROOTS REALTY GROUP

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1138 12B Street S
Lethbridge, Alberta

MLS # A2331650

$319,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	**Age:**	1949 (77 yrs old)
Beds:	2	**Baths:**	2
Garage:	Alley Access, Garage Faces Rear, On Street, RV Access/Parking, See Rema		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	French Door, See Remarks, Separate Entrance		

Inclusions: Fridge(x2), Stove, Portable Dishwasher, Washer, Dryer, Hood Fan, Microwave, Overhead Garage Door Opener and Remote, Central Vac and Attachments, Window Coverings, Humidifier - All inclusions are in as-is condition.

Incredible potential in an ideal location! For the first time in 71 years, this cherished home is hitting the market. Situated in a prime neighborhood close to all key amenities, this property presents a rare opportunity for renovators, investors, or buyers looking to build sweat equity and custom-design their dream space from the ground up. While the home requires full updates throughout, it offers fantastic flexibility—the current dining room was originally a bedroom and can easily be converted back to fit your lifestyle needs. Outside, you’ll find an oversized rear deck perfect for outdoor dining and entertaining in the backyard. Bring your vision and tools to transform this long-held gem into a modern masterpiece!

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