



**GRASSROOTS**  
REALTY GROUP

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963 12 Street S  
Lethbridge, Alberta

MLS # A2332248



**\$765,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Fleetwood                                                                  |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 2 Storey                                                                   |        |                   |
| Size:     | 1,851 sq.ft.                                                               | Age:   | 2016 (10 yrs old) |
| Beds:     | 4                                                                          | Baths: | 1                 |
| Garage:   | Triple Garage Detached                                                     |        |                   |
| Lot Size: | 0.12 Acre                                                                  |        |                   |
| Lot Feat: | City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |        |                   |

|             |                                                                             |            |     |
|-------------|-----------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                  | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                   | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                             | Condo Fee: | -   |
| Basement:   | Full                                                                        | LLD:       | -   |
| Exterior:   | Composite Siding                                                            | Zoning:    | R-L |
| Foundation: | Poured Concrete                                                             | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |            |     |

**Inclusions:** Refrigerator, Microwave, Dishwasher, Washer, Dryer, Built-in Oven, Cooktop, Central A/C, Window coverings.

Welcome to 963 12 Street South, a beautifully designed 4-bedroom, 3-bathroom home offering high-end finishes and a functional open-concept floor plan. Designed for both everyday living and entertaining, this fully developed home features a spacious main floor, an enclosed deck perfect for year-round enjoyment, and a fully finished basement complete with a theatre room and plenty of storage. Outside, you'll find a triple detached garage with ample space for vehicles or hobbies. Ideally located close to schools, shopping, parks, and an extensive network of walking and biking paths, this home offers the perfect blend of quality, comfort, and convenience.