



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

511 12C Street N
Lethbridge, Alberta

MLS # A2333522



\$369,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,271 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	Low Density Residential (
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings		

Inclusions: n/a

Character charm meets functional living in this freshly renovated classic 1.5 Story 1910 home! Offering 3 bedrooms and 2 full bathrooms with modern finishes throughout. Enjoy complete peace of mind with a brand-new power vent hot water heater and a newer high-efficiency furnace. Outside, you'll love the spacious double detached heated garage-perfect for vehicle storage, parking, or a workshop. Ideally located close to schools, parks, shopping and public transit. A turn-key opportunity perfect for first-time buyers, families, or investors. Just unpack and enjoy! (Will consider vendor financing option)