



GRASSROOTS
REALTY GROUP

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329 12 Street N
Lethbridge, Alberta

MLS # A2334599



\$225,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	723 sq.ft.	Age:	1908 (118 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Fridge, stove, washer, dryer, window coverings, window a/c, water softener

Here's an affordable home for those starting out in their real estate journey! This cozy home offers great off-street parking with a large front driveway, there's a sunroom that can be used as a mudroom or a spot to enjoy your coffee in the mornings! Vaulted ceilings in the living room, 2 bedrooms, 4 piece bathroom and a laundry area all surround the kitchen. The backyard is huge thanks to this being on a double lot - an excellent development opportunity down the road for a detached garage or potential duplex!