



**GRASSROOTS**  
REALTY GROUP

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1408 12 Avenue S  
Lethbridge, Alberta

MLS # A2336036



**\$410,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Agnes Davidson                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                                      |               |                   |
| <b>Size:</b>     | 853 sq.ft.                                                                    | <b>Age:</b>   | 1946 (80 yrs old) |
| <b>Beds:</b>     | 4                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                                                                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Private, Street Lighting, T |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                             | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                       |                   |     |

**Inclusions:** fridge, stove, dishwasher, washer, dryer (all as is), existing widow coverings

In a well-established South Lethbridge neighborhood, 1408 12 Ave S offers everyday comfort with meaningful upside for the future. This 4-bedroom, 2-bathroom home is move-in ready and well suited to buyers who want a practical layout now with room to add value over time. A separate entrance adds flexibility and creates suite potential with proper permits, whether for extended family, guests, or possible supplemental income. The large yard expands the appeal, offering space for children, pets, gardening, outdoor gatherings, or future improvements. Buyers with an eye for renovation will appreciate the chance to update and personalize the property while building equity in a desirable southside location. Shopping, schools, and services are close by, with Chinook Regional Hospital less than a kilometer away and Lethbridge Polytechnic only a short drive from home for work or study. Quick possession is available for added convenience.