



GRASSROOTS
REALTY GROUP

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619 12 Street N
Lethbridge, Alberta

MLS # A2342716

\$269,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	763 sq.ft.	Age:	1934 (92 yrs old)
Beds:	2	Baths:	1
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Metal Siding , Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Sump Pump(s)		

Inclusions: Fridge, Stove (as is), Washer, Dryer, 2 Sheds

Perfect for first time buyers, revenue or downsizing, this cute bungalow has plenty to offer. Featuring 2 bedrooms and one bath with previous updates to the kitchen counters & lino, bathroom, laminate flooring & shingles. There's a fully enclosed front entrance, back entrance with lots of storage, sump pump, upgraded plumbing and a one year old hot water tank. Situated on a large lot with a single detached garage, 2 sheds, RV parking and back deck. A quiet location close to schools & shopping make this a great little package!