



GRASSROOTS
REALTY GROUP

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502 12 Street N
Lethbridge, Alberta

MLS # A2345916

\$279,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,012 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-L
Foundation:	Block, Combination, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Primary Downstairs, Storage		

Inclusions: BLINDS AS IS.

Huge corner lot, oversized garage, and a great location! This charming 3-bedroom, 1-bathroom 1 $\frac{1}{2}$ -storey home offers over 1,000 sq. ft. of above-grade living space, with a practical layout featuring main-floor living and a main-floor primary bedroom, plus two additional bedrooms upstairs. The large corner lot provides plenty of outdoor space, while the super-single detached garage features power and a gas line and is accessed from the alley—ideal for parking, storage, hobbies or a workshop. The home also offers a partial basement, fenced and landscaped yard, and a convenient location close to shops, amenities, schools and multiple major roadways. A great opportunity for a first-time buyer, downsizer, or anyone looking for an affordable home with a large lot and excellent garage space. Quick possession available—move in and make it your own!