

**623 12C Street N  
Lethbridge, Alberta**

**MLS # A2245563**



**\$259,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

2-Bedroom Bungalow in Quiet Neighborhood &ndash; Ideal for Investors or First-Time Buyers Welcome to this 1946-built bungalow offering functionality, and great potential. Located in a quiet, well-established neighborhood, this 2-bedroom, 1-bath home is a perfect opportunity for first-time buyers or savvy investors looking to build equity. The home features a newer roof on both the house and the detached 23' x 20' garage, providing peace of mind and long-term value. The partially developed basement offers extra space for storage or future living area&mdash;just waiting for your finishing touch. Enjoy the simplicity of bungalow living with a practical layout and a location close to amenities, schools, and public transit. Don&rsquo;t miss out on this affordable, well-maintained property with tons of potential. Book your showing today!