

1135 12 Street S
Lethbridge, Alberta

MLS # A2254149



\$359,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	728 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RES

Utilities: -

Inclusions: N/A

This charming southside bungalow presents a fantastic opportunity for first-time homebuyers. Ideally located near the hospital, college, walking trails, and numerous amenities, it offers convenience and lifestyle in one package. Situated on a spacious, fenced lot with mature trees, the property provides plenty of room for outdoor activities, along with RV parking and potential to build your dream garage. Recent updates ensure peace of mind, including a new roof, furnace, electrical, and hot water tank all within the last 10 years. This home is truly move-in ready, with brand-new windows, appliances, bathroom, flooring, and fresh paint—making it easy to settle in and enjoy right away. Call all your REALTOR today!