

**1007 12B Street S**  
**Lethbridge, Alberta**

**MLS # A2237611**



**\$379,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Fleetwood  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,011 sq.ft.   | <b>Age:</b>   | 1949 (76 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, Heated Garage, Parking Pad, |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn   |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Storage |                   |     |

**Inclusions:** Garage Door Remote, All chattels as is

Solid bungalow on a mature, tree-lined street, with 32 foot heated garage plus off alley parking pad. Has been marketed in the past as 4 bedrooms, and easily could be 4. Hardwood floors and central A/C inside, and fully fenced yard and huge deck outside. The heated garage has a double vehicle door, but is triple sized, as it is 32 feet wide and 26 feet deep.