

**2001 12 Avenue S
Lethbridge, Alberta**

MLS # A2279437



\$425,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Drive Through, Driveway, Garage Faces Fr		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: 2 washer, 2 dryer, 2 fridge, 2 stoves, 2nd bedroom wardrobe

Tasteful renovations + modernizations, with pride of ownership throughout. Basement features its own fridge, stove, and separate laundry room for the suite (illegal status). Modern kitchen, bathrooms + windows. Tons of parking with concrete pad beside & in front of the garage, a gravel drive-through parking area off the alley, and lots of on-street parking also. Lovely hardwood flooring upstairs in the large dining room & living room. Bedroom wardrobe, window coverings, storage shed, and central air-conditioning included. The stacking washer & dryer and stove were upgraded in 2023, and the dishwasher and central air conditioner were just replaced in 2025.