



Anne French

Your REALTOR®

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1403 12 Avenue N  
Lethbridge, Alberta

MLS # A2285038

**\$339,900**



Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	784 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		
<b>Inclusions:</b> Freezers x2 (as is)			

Situated on a massive, private lot with incredible future development potential, this property offers both immediate comfort and long-term opportunity. The main level features 3 bedrooms and 1 bathroom, with a functional layout that includes a welcoming living room, practical kitchen, and dining area—perfect for everyday living. Downstairs, the large basement family room provides excellent additional space, with room for a future bathroom (subject to City permits) and the added benefit of a separate entry, offering flexibility and privacy. Outside is where this property truly shines. Surrounded by mature trees, the yard feels private and spacious, ideal for enjoying outdoor living or exploring future possibilities. A double detached garage adds value, along with a front carport for extra parking and convenience. Located close to schools, amenities, shopping, and more, this property is a fantastic opportunity for buyers looking for space, privacy, and long-term potential.