



Anne French  
Your REALTOR®  
Love where you live.

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423 12 Street N  
Lethbridge, Alberta

MLS # A2294979



**\$329,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1911 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to a very well taken care of 2 Storey in a good mature Northside location. 2 bedrooms plus a huge upper bedroom and walk in closet. A lovely zero scape back yard that comes with a single garage and a well maintained hot tub. This charmer has a new Fridge, Stove, hot water on demand, some newer windows and a newer roof. Don't miss out this beauty is move in ready, close to pools, schools, Save on Foods, London Drugs, Canadian Tire and Hwy 3.