

1035 12B Street S
Lethbridge, Alberta

MLS # A2296011



\$377,500

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	872 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nice cash flowing revenue property close to the hospital. LEGALLY suited with separate front entrance. Huge mature lot. 2 bedrooms up and 2 bedroom suite down. Raised bungalow with tall ceilings in basement. Updates to roof. Maintenance free vinyl siding exterior. Hardwood on main floor. Updated kitchen on main also. With a little TLC the basement suite could bring in a good return as it is walking distance to many amenities. Main floor has rear deck and private yard that is out of sight from the basement suite entry. Small single garage as well and ample off street parking. Good opportunity to get into the rental market as this is a desirable area and this home has had little vacancy over the last 10 years.