



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

538 12C Street N  
Lethbridge, Alberta

MLS # A2300777



**\$215,000**

|                  |  |               |                    |
|------------------|--|---------------|--------------------|
| <b>Division:</b> | Senator Buchanan                           |               |                    |
| <b>Type:</b>     | Residential/House                          |               |                    |
| <b>Style:</b>    | Bungalow                                   |               |                    |
| <b>Size:</b>     | 850 sq.ft.                                 | <b>Age:</b>   | 1910 (116 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Single Garage Detached                     |               |                    |
| <b>Lot Size:</b> | 0.14 Acre                                  |               |                    |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Standard Shaped Lot |               |                    |

|                    |                  |                   |     |
|--------------------|------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Crawl Space      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks      |                   |     |

**Inclusions:** See Remarks

This home on 538 12C Street North is located on a large lot, (over 6,000 square feet). It's a 2 bedroom 1 bath home, and there is plenty of parking in the back. Call your favourite REALTOR® today to take a look.