



Anne French
Your REALTOR®
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418 12 Avenue N
Lethbridge, Alberta

MLS # A2313876



\$434,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Off Street, Oversized, Tandem, Triple		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks, Views		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Tankless Hot Water		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, ALL WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL(S), CENTRAL A/C UNIT, SHED

Prepare to be wowed! This fantastic 3 bedroom + den bungalow overlooking the coulees has been so well taken care of and features a dream 28' x 40' garage including a covered patio at back! Let's start inside with the 3 main floor bedrooms, an updated 4 piece bathroom and a kitchen with plenty of counter space & cabinets, complete with updated appliances (water line to the fridge and double oven anyone?) The bright living room features a window to the serene beauty of the Lethbridge coulees and all that nature has to offer. Retreat to the cozy family room downstairs with a lovely wood burning stove and plenty of room to play or relax. You will also find a den that can be used for an office, workout space or perhaps add a window to complete a 4th bedroom. There is a 2nd large full bath with a tub downstairs, plus the laundry room with lots of extra space for storage or a deep freeze. This home also features central A/C, an updated electrical panel, central vac with kicksweep, Rinnai hot water on demand and a Carrier furnace. Now for the oooh and ahhh... this garage! Room for 3 cars, a workbench, heat, power, a climbing wall, engineered flooring & truss systems and so cleverly designed to include a lovely 10 x 14 covered patio area outside! And there is still a great, manageable yard with underground sprinklers at back, room for a trampoline or playset and a great shed for storage. This quiet location with tons of onstreet parking are just added bonuses... don't hesitate on this one!