

**2700 12 Avenue N  
Lethbridge, Alberta**

**MLS # A2318309**



**\$409,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Separate Entrance, Storage, Wood Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and control (1)

Welcome to 2700 12 Avenue North! This beautifully updated home offers over 1,000 sq. ft. of comfortable living space with 5 bedrooms and 2 full bathrooms, making it an excellent option for growing families or anyone looking for extra room to spread out. The bright and spacious main floor features a welcoming living room that flows seamlessly into a generous eat-in kitchen complete with crisp white cabinetry and stainless steel appliances. Three well-sized bedrooms and a full bathroom complete the main level. Downstairs, the fully developed basement adds even more functional space with 2 additional bedrooms, another full bathroom featuring a relaxing jetted tub, and plenty of room for family activities or guests. Step outside to enjoy the fully fenced and landscaped south-facing backyard, highlighted by an impressive 14' x 26' covered patio that's ideal for entertaining, summer BBQs, or a hot tub. The super single garage provides ample space for parking, storage, tools, and lawn equipment. Additional upgrades include central air conditioning, an energy-efficient furnace, newer hot water tank, and updated shingles on both the house and garage. This is a move-in ready property offering excellent value in a convenient northside location!