



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

405 12B Street N  
Lethbridge, Alberta

MLS # A2323222



**\$349,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

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

**Inclusions:** N/A

Welcome to 405 12B St N! This charming two story home has seen tons of great updates throughout the years. The main level features a great living room area that is set up perfect for relaxing and watching TV. There is a kitchen on this level along with a 3pc bathroom. Laundry can also be found in the bathroom. There's a bedroom on this level and access to the basement. Upstairs, you have the main kitchen with dining area. There's also a great family room area that flows into two more bedrooms. This level also used to be suited, so the potential to re-suite is there! Outside you have a huge backyard with tons of green space that will be a hit during the warmer months. You also have a detached single garage. Don't sleep on this great home, contact your favourite REALTOR®; today!