

963 12 Street S
Lethbridge, Alberta

MLS # A2332248



\$765,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Microwave, Dishwasher, Washer, Dryer, Built-in Oven, Cooktop, Central A/C, Window coverings.

Welcome to 963 12 Street South, a beautifully designed 4-bedroom, 3.5-bathroom home offering high-end finishes and a functional open-concept floor plan. Designed for both everyday living and entertaining, this fully developed home features a spacious main floor, an enclosed deck perfect for year-round enjoyment, and a fully finished basement complete with a theatre room and plenty of storage. Outside, you'll find a triple detached garage with ample space for vehicles or hobbies. Ideally located close to schools, shopping, parks, and an extensive network of walking and biking paths, this home offers the perfect blend of quality, comfort, and convenience.