

329 12 Street N
Lethbridge, Alberta

MLS # A2334599



\$225,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	723 sq.ft.	Age:	1908 (118 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Baseboard, Boiler
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, washer, dryer, window coverings, window a/c, water softener, reverse osmosis system

Here's an affordable home for those starting out in their real estate journey! This cozy home offers great off-street parking with a large front driveway, there's a sunroom that can be used as a mudroom or a spot to enjoy your coffee in the mornings! Vaulted ceilings in the living room, 2 bedrooms, 4 piece bathroom and a laundry area all surround the kitchen. There's a reverse osmosis system under the kitchen sink and water softener to boot. The backyard is huge thanks to this being on a double lot - an excellent development opportunity down the road for a detached garage or potential duplex!