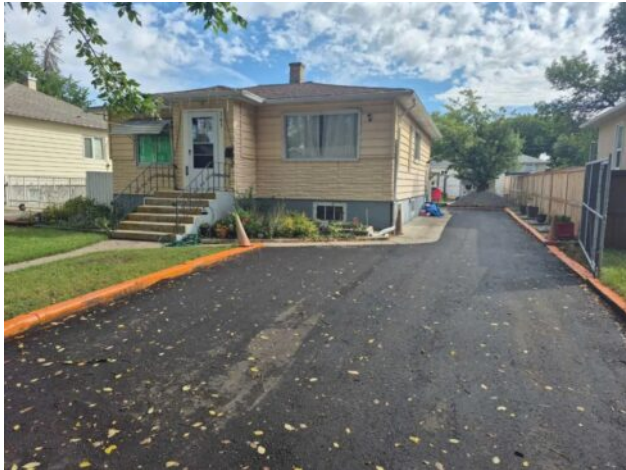


307 12B Street N
Lethbridge, Alberta

MLS # A2344136



\$300,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	808 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Fantastic little house in central location of the north side of Lethbridge. Perfect to enter the ownership market and start building your own equity or continue building your portfolio with another detached residential dwelling which tenants love. Some recent updates include main bathroom, new front door, 5 year old roof and newer fence between neighbours. Lots of room to park an RV on side of house and still park 2 vehicles out front. And even more room at back to build a detached garage (city permit required). Come and have a look how much this little house has to offer.