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Your REALTOR®
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1114 12B Street S
Lethbridge, Alberta

MLS # A2355750

$429,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	**Age:**	1950 (76 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

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

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom home in an idea south side location! The inviting living room features large front windows that fill the space with natural light, hardwood flooring, and a cozy gas fireplace. Hardwood flooring continues into the upstairs bedroom, adding warmth and character. The home’s predominantly cement walls contribute to its solid construction and insulation. A secondary living space at the back of the home offers added flexibility for relaxing, entertaining, or even a fourth bedroom. The fully developed basement provides even more room to spread out, featuring a spacious third bedroom, a 4-piece bathroom, a family room, and a massive storage area in the utility room. Outside, enjoy the beautifully landscaped yard with established perennials, a welcoming front porch, and a back deck with pergola. The mature, private backyard, while the garage, built in 2018, adds everyday convenience. Recent updates include fresh paint throughout the main floor, a freshly stained back deck, a new front storm door, and brand new OTR microwave. The fridge was replaced two years ago. With its versatile living spaces, inviting outdoor areas, and central location, this home is a fantastic opportunity.

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