



Anne French  
Your REALTOR®  
Love where you live.

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522 12B Street N  
Lethbridge, Alberta

MLS # A2144888



**\$223,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, See Remarks		

**Inclusions:** Washer, Dryer, Fridge, Stove, Window Coverings/Blinds

Welcome to this charming 2-storey home in the heart of Lethbridge, Alberta! This property features 2 spacious bedrooms, 2 bathrooms, and is conveniently located near schools, making it the perfect family home. The potential for customization is endless for those looking to put their own personal touch on this cozy space. With plenty of natural light throughout and a welcoming atmosphere, this house will make you feel right at home from the moment you step inside. Don't miss out on this opportunity to own a piece of Lethbridge real estate - schedule your showing with your favorite REALTOR today!