



Anne French
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429 12 Street N
Lethbridge, Alberta

MLS # A2147275



\$289,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	686 sq.ft.	Age:	1948 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: Basement Fridge, Basement Dishwasher, Basement Stove, Shed

Located on a mature street in north Lethbridge, this legally suited detached home offers an ideal blend of comfort and convenience. Within walking distance to Centre Village Mall, two grocery stores, and the shopping amenities of 13th Street North, you'll have everything you need just a short stroll away. The main level features 2 bedrooms and an open living space adorned with brand-new laminate flooring, providing a fresh and modern touch. The home boasts a newer roof and added insulation for enhanced energy efficiency. The recently renovated basement suite impresses with its open-concept design, showcasing a brand-new kitchen, bathroom, flooring, and egress windows. It also includes a separate heating system and R20 insulation, ensuring comfort and warmth year-round. All renovations were completed with meticulous attention to detail and proper permits, classifying this space as a legal basement suite. Situated on a massive corner lot, this property offers ample outdoor space with mature landscaping. Off-street parking is available in the rear, and there's plenty of parking out front, adding to the home's practicality and appeal. No expenses were spared in making this home both stylish and functional, making it a fantastic opportunity for both homeowners and investors.