



Anne French
Your REALTOR®
Love where you live.

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508 12A Street N
Lethbridge, Alberta

MLS # A2157344



\$329,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage

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

Inclusions: Fridge x2, Stove x2, Dishwasher, All window coverings, 2 Garden Sheds

Welcome to the home you've been looking for. This spacious bi-level offers 3 bedrooms and 2 bathrooms as well as a second kitchen in the basement offering great versatility for many different uses. A walk-up basement allows easy, private access to the lower level. Upstairs you have plenty of room for living and entertaining as well as a closed in sunroom at the back of the dining space. This house is situated on a huge lot with a back alley, giving lots of room for you to add a garage and still have plenty of yard space. This home is ready for your individual touches to make it your own. Contact your favourite REALTOR® and book a private showing today!