



Anne French
Your REALTOR®
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315 12A Street N
Lethbridge, Alberta

MLS # A2162572



\$345,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,199 sq.ft.	Age:	1946 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Sump Pump(s)		

Inclusions: None

A 3 bed/1 bath home in a mature quiet neighborhood. With a main level laundry/storage area every family would enjoy. This home has alley access with an oversized double attached garage that has 220v wiring and plenty of parking in the back. All new windows, new front porch, some new siding, updated electrical and plumbing and a newer roof. There is plenty of shopping, restaurants, and many other amenities within walking distance. Call your REALTOR® today to view.