



Anne French
Your REALTOR®
Love where you live.

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1232 12 Avenue S
Lethbridge, Alberta

MLS # A2165287



\$549,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Fleetwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,520 sq.ft. | Age: | 1959 (65 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached, Driveway, Garage Faces Rear, Parking Pad | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane, Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: Built-In Oven, Dishwasher, Electric Range, Electric Stove Top, Refrigerators x2, Garage Door Control, underground sprinkler system

Welcome to 1232 12 Avenue South. This bungalow has over 1500 square feet on the main level and another 1029 in the basement. As soon as you enter this home you will notice that pride of ownership is apparent with so many updates throughout. The main floor features an inviting open-concept layout, with a spacious renovated kitchen, dining room, and not one but two living rooms. The primary bedroom is located on the main floor with a gorgeous ensuite featuring an oversized tub and walk in closet. There is another bedroom and bathroom on the main floor. Stepping outside there is a massive deck with part of it covered by a pergola. The expansive yard is your private oasis with a detached double car garage and plenty of room for activities. Around the front of the home there is a covered veranda and a concrete driveway for additional parking. In the basement you will find a large recently renovated laundry room. There is also a 10'x10' room that could be used as a hobby room, workout room or additional storage. The separate entrance in the back has access to the 1 bedroom 1 bathroom illegal suite. This is perfect for multigenerational living, a summer kitchen or as mortgage helper. Located just off of Scenic Drive on the south side of Lethbridge with easy access to all amenities. Contact your favourite Realtor today for a showing.