



Anne French  
Your REALTOR®  
Love where you live.

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950 12A Street S  
Lethbridge, Alberta

MLS # A2169042



**\$325,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Vinyl Windows		

**Inclusions:** fridge x2, stove x2, dishwasher, washer, dryer, window coverings

This bright and spacious suited home is perfect for investors or homeowners looking to live upstairs and rent out the lower level. The upper floor features hardwood floors, with 2 bedrooms and 1 bath. Downstairs, the illegal suite has large windows that bring in plenty of natural light and offers 2 bedrooms, and 1 bath as well. Shared laundry is conveniently located on-site. Located just half a block from Fleetwood Bawden School, this property offers an excellent opportunity for families or investors alike. Don't miss out on this incredible value. Reach out to your favorite REALTOR &reg; today!