



Anne French
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602 12 Street N
Lethbridge, Alberta

MLS # A2173944



\$199,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1919 (105 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Other	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

Fixer-upper opportunity on a spacious corner lot! This home features 3 bedrooms, a den, and main floor laundry, offering the convenience of main floor living. The open-concept living, dining, and kitchen areas provide plenty of space for customization and updates. The partial basement offers additional storage options, while the 22.6 x 22 detached double garage with 220 wiring and RV parking is a valuable addition. Please note, interior photos are not available. This home will require updates inside and outside, making it an ideal project for those ready to take on a renovation and add their personal touch. A great chance to build equity through your efforts.