



Anne French
Your REALTOR®
Love where you live.

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1403 12 Avenue N
Lethbridge, Alberta

MLS # A2184740



\$295,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	796 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, Stove, Washer/Dryer, Freezer x2, Moveable Shed (non-compliant)

This is the yard you've been waiting for! A 3 bedroom house, double detached garage and over 10,000 sqft lot, all for under \$300k. The possibilities are endless. First time home buyers, or someone looking to increase the value with a little bit of work. Contact your favourite REALTOR®; today and come take a look at this gem!