



Anne French
Your REALTOR®
Love where you live.

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1028 12A Street S
Lethbridge, Alberta

MLS # A2196626



\$219,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	734 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, and Dryer

When looking for a starter home, what are some key points that you consider? Affordability? This home is one of the most affordable homes currently in Lethbridge. Move-in ready? This home has had some of the big ticket items for you to just move in and enjoy. A new hot water tank and electrical panel both in 2021, new flooring in the bedrooms and living room. Kitchen cabinets in 2016, and a new roof just over 10 years old. The furnace has been recently done as well. Location? This home is conveniently located in Fleetwood, close to parks, playgrounds and Fleetwood Bawden Elementary School AND the hospital. If these points are of importance to you, I would strongly encourage you to take the time to view this "cute as a button" home today before it gets going going gggoonnnnee!!!