

**1821 12 Avenue North  
Lethbridge, Alberta**

**MLS # A2197863**



**\$314,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** 2 other Refrigerators in the house

Welcome to this quiet well established neighbourhood in Winston Churchill. This quaint bungalow has 3 bedrooms with the spare bedroom upstairs converted to main floor laundry. Large primary suite with large ensuite. Huge recreation room in the basement with the potential for separate suite - and separate entrance to basement. Huge city lot and alley access. Small garage set up as a shop with access from the front. The garage has a header installed so a garage door could be installed on the south side. Huge garden plot in the back yard. South facing exposure lets natural light in. Generously sized living spaces and 3 bathrooms. This property is ready to live in or to finish with your own touch.