



Anne French
Your REALTOR®
Love where you live.

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428 12 Street N
Lethbridge, Alberta

MLS # A2205863



\$200,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Garage Door Opener, On Street, RV Access/Parking, Single Ga		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Block, Combination	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: As is on the day of possession

Here's your chance to own a great home in north Lethbridge that has not one, but two living rooms! 428 12 Street N is going to make the new buyer a very happy person! This home boasts over 1,100 square feet and there's plenty of space inside once you step inside. Upon entering, you'll see the first living room which has access to the first bedroom. Heading deeper into the home, you'll see the primary bedroom which is plenty big for all of your needs. The big feature of this home is the second sunken living room at the back of the house right next to the dining area and kitchen. This area will be perfect for those looking to entertain! Also on the main level is a 4pc bathroom. Heading downstairs is a laundry area and a rec room underneath the sunken living room. And the backyard is no slouch either as you'll have plenty of room to make it your own! You also will have access to a fantastic 18' X 24' garage. Don't sleep on this one — call your favourite Realtor today!