

602 12C Street N  
Lethbridge, Alberta

MLS # A2155503



## \$324,900

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	1924 (100 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier		

**Inclusions:** Fridge, Stove, Ceiling Fan, Garage Door Opener (No Remote), Washer, Dryer, All Blinds and Window Coverings

This charming four-bedroom bungalow is situated on a spacious corner lot, offering fantastic curb appeal. As you approach, you'll be greeted by a serene enclosed front porch, perfect for relaxing. Step inside to find a cozy living room with a brick fireplace that seamlessly opens to the dining room, creating a warm and inviting atmosphere. The kitchen, conveniently located next to the back entry, makes bringing in groceries a breeze. The main floor hosts three bedrooms and a full bathroom. The large primary bedroom features garden doors leading to a deck overlooking the beautiful backyard and includes a spacious walk-in closet. The basement offers additional living space with a family room, fourth bedroom, laundry, and storage. The expansive yard is a gardener's dream, adorned with numerous shrubs and flower gardens. Completing this lovely home is an oversized single-car garage with ample room for a workshop or extra storage. This home is perfect for adding your personal touch and making it your own.