

1222 12C Street N  
Lethbridge, Alberta

MLS # A2158888



## \$308,000

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** A/C < All Window Coverings

Welcome to a 60's bungalow with single garage on a quiet street. This home offers the buyer convenience and comfort with some great features like 3 bedrooms , 2 baths , private yard , RV parking and newer appliances. Recent improvements include newer roof shingles and electrical service with 100 AMP panel. The single garage , gazebo and wood burning fireplace complete other features. Have a look at the photos then book a showing with your favorite Realtor !