

426 12 Avenue N
Lethbridge, Alberta

MLS # A2161064



\$294,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	851 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Parking Pad, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Street Lighting, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Hello! I'm 426 12Ave! Welcome to this charming 4-bedroom 2 bathroom home with stunning views of the coulees. Enjoy comfort year-round with air conditioning for the summer months. The updated kitchen features modern finishes, while newer flooring on the main level adds a fresh, contemporary touch. With ample parking space and the potential to add a garage, this home combines functionality with style. Don't miss the opportunity to make this your own! Call your favourite realtor today!