

711 12B Street N  
Lethbridge, Alberta

MLS # A2164414



## \$209,200

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Opportunity is knocking! If you're looking for a first home, revenue or a large lot for redevelopment, please look here! Very clean, 2 bedroom bungalow, open concept living, dining and kitchen areas with a good sized primary bedroom and 2nd bedroom currently used as an office. Hot water tank replaced in 2024. Large backyard with single detached garage, and carport structure off back alley. Call the REALTOR® of your choice to have a look.