

**1135 12 Street S  
Lethbridge, Alberta**

**MLS # A2274671**



# \$299,900

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, OTR

Welcome to 1135 12St South! This cute and delightful southside bungalow is a perfect fit for first-time homebuyers. Ideally situated just minutes from downtown—and close to the hospital, college, walking paths, and a variety of amenities—it offers both convenience and an exceptional lifestyle. The home sits on a generous, fenced lot with mature trees, providing ample space for outdoor enjoyment, RV parking, and the option to build your dream garage. Key updates—including the roof, furnace,, and hot water tank—have all been completed within the past decade for added peace of mind. Inside, the home is beautifully move-in ready with brand-new windows, appliances, bathroom, flooring, and fresh paint, making it easy to settle in right away. Don't waste any time and contact your REALTOR®; today!