

**1103 12 Street S  
Lethbridge, Alberta**

**MLS # A2275426**



# \$695,000

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, all window coverings

Well-maintained full duplex in the heart of Fleetwood, offering strong rental appeal. Each unit features 4 bedrooms and 2 bathrooms, a fully developed basement, and over 2,000 sq. ft. of total livable space, complete with an attached single-car garage (22' x 15.5'). The property provides ample off-street parking, and each side enjoys its own private, fully fenced backyard—an ideal configuration for long-term tenants and reliable, consistent returns.