

\$275,000 - 1135 12b Street S, Lethbridge

MLS® #A2082253

\$275,000

3 Bedroom, 2.00 Bathroom, 771 sqft

Residential on 0.14 Acres

Fleetwood, Lethbridge, Alberta

Welcome to 1135 12B Street S, Lethbridge - a delightful residence seamlessly blending character and investment potential. This charming home offers a unique blend of vintage charm and modern upgrades, making it a standout choice for homeowners and savvy investors alike. With an open floor plan, the kitchen/dining area are primed for company! Enjoy the spacious backyard, complete with mature trees and a back deck that offers a private oasis for relaxation and entertainment.

This residence features a separate backdoor entrance, providing versatile living options to a potential tenant downstairs. Whether you're looking to accommodate extended family, host guests, or generate rental income, this feature truly sets this property apart, offering a wealth of possibilities to suit your unique needs and preferences.Â

The kitchen received a stylish remodel in 2017, which included the kitchen cabinets and countertop. The current owners were also able to save the original hardwood from the linoleum on top! This adds warmth and so much character to the upstairs living spaces. In 2018, every window in the house was replaced, along with both doors, ensuring optimal energy efficiency and comfort. The upstairs bathroom was revamped in 2021 for both aesthetic and utility purposes! Additionally, a new washer and dryer were



installed in 2018, adding a convenient touch to your laundry routine.

This home is easily and accessible and close to many amenities in South Lethbridge!
Arrange a viewing today and explore the charm of this lovely home!

Built in 1949

Essential Information

MLS® #	A2082253
Price	\$275,000
Sold Price	\$270,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	771
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1135 12b Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1S1

Amenities

Parking Spaces	6
Parking	Single Garage Detached

Interior

Interior Features	Open Floorplan, Separate Entrance, Storage
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2023
Date Sold	November 15th, 2023
Days on Market	51
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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