

# **\$379,900 - 947 12a Street S, Lethbridge**

MLS® #A2108875

## **\$379,900**

5 Bedroom, 2.00 Bathroom, 1,068 sqft

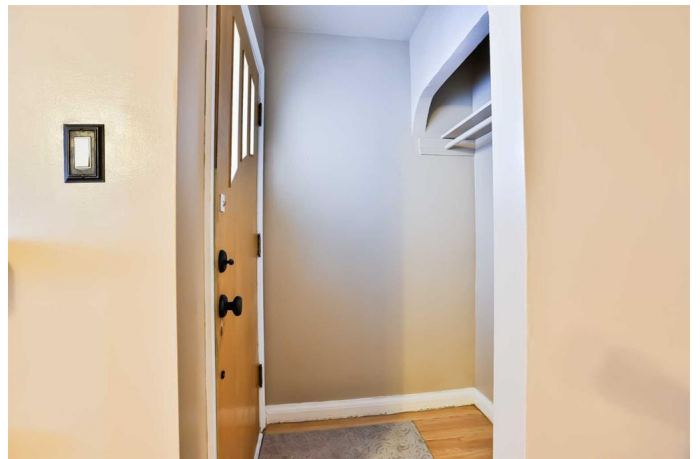
Residential on 0.15 Acres

Fleetwood, Lethbridge, Alberta

Discover this charming 1068 sq. ft. bungalow nestled on a spacious corner lot, boasting a recently renovated 2-bedroom basement suite. Imagine waking up to the view of Fleetwood Bawden Elementary School's playground just steps from your front door. This versatile property presents a myriad of ownership possibilities for its lucky new owner including that of a multi-generational living solution under one roof, this home caters to diverse needs. Inside, you'll find a well-appointed layout featuring a 4-piece bath upstairs and a 3-piece bath downstairs, complemented by many new PVC windows allowing ample natural light to filter through. Enjoy the convenience of laundry facilities both upstairs and downstairs, along with gleaming hardwood floors and a spacious dining room adjacent to the kitchen. With 3 bedrooms on the main floor and 2 bedrooms downstairs, there's plenty of space for the whole family. Additional features include a 9-year-old high-efficiency furnace, newer hot water tank and updated electrical wiring, ensuring both comfort and peace of mind for years to come. Situated in a coveted southside locale, enjoy proximity to schools, parks, Lethbridge Regional Hospital, and more. Seize this exceptional opportunity â€œ reach out to your trusted Realtor today!

Built in 1951

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2108875    |
| Price          | \$379,900   |
| Sold Price     | \$374,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,068       |
| Acres          | 0.15        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 947 12a Street S |
| Subdivision | Fleetwood        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1J 2T8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Wood Windows |
| Appliances        | See Remarks                                                           |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                        |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                          |

|              |                              |
|--------------|------------------------------|
| Construction | Composite Siding, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2024 |
| Date Sold      | May 27th, 2024      |
| Days on Market | 97                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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