

\$325,000 - 1714 12 Avenue S, Lethbridge

MLS® #A2147322

\$325,000

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.12 Acres

Victoria Park, Lethbridge, Alberta

Discover this beautiful 1950s bungalow, a true south-side gem ready to impress! Located near the desirable Gyro Park area, this former illegal suite offers so many possibilities...

Key features include: Completely new bathroom upstairs, All new appliances up, Furnace/Boiler system brand new September 2022, Fresh paint upstairs, Separate temperature controls and a Newer roof (done 2016).

Complete with 1827 square feet of liveable space, separate side entrance, private off-street parking, single detached garage, shared laundry, original hardwood floors and an extra den in the basement, this is ideal for living up and renting down, adding to your investment portfolio - or just making it your own! Call your favourite REALTOR® today and book your showing now!

Built in 1953

Essential Information

MLS® #	A2147322
Price	\$325,000
Sold Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.12



Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1714 12 Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0N2

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Driveway, Garage Faces Rear, Off Street, Parking Pad, Rear Drive, Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2024
Date Sold	July 30th, 2024
Days on Market	22

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office eXp Realty of Canada

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