

# \$429,000 - 412 12a Street N, Lethbridge

MLS® #A2245764

**\$429,000**

5 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

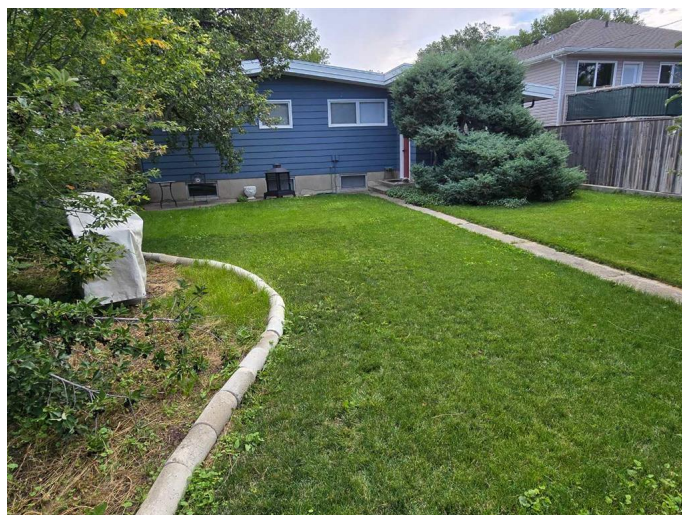
This lovingly built home is situated on a quiet street, has been fully updated and ready for new owners! Just minutes from amenities and schools, this home has 3 bedrooms up and 2 down with a 4-piece bath on each floor. The main floor features all new kitchen cabinets, plumbing fixtures and appliances. The bath is highlighted with a beautiful new freestanding bathtub with wrap-around shower curtain and a classic curved front vanity, set with a marble top and undermount sink. The entire house has new light fixtures, electrical switches and plugs, door hardware, as well as new vinyl plank and fresh paint throughout. The lower level has an updated kitchen area, complete with a fridge, stove and dishwasher. A new hot water tank and newer roof are some of the additional updates to the home. A single attached garage, covered carport and front driveway offer ample space for parking. The backyard hosts a variety of mature fruit bearing trees, bushes and vines that envelop the space, creating a beautiful private oasis. Whether you are looking for a family home, or an investment opportunity, this home will work for you. Don't miss out on this great opportunity!

Built in 1965

## Essential Information

MLS® # A2245764

Price \$429,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	412 12a Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2J5

### **Amenities**

Parking Spaces	3
Parking	Driveway, Single Garage Attached, Attached Carport, Covered
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air
Cooling	Rooftop
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Private
Roof	Flat Torch Membrane
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	5
Zoning	R-L

### **Listing Details**

Listing Office	Sunland Realty Corp.
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