

# \$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

Here is a great opportunity, a 5 bed, 2 bath, suited (illegal) home with many updates. This home is ready to move in. With over 1,100 sq ft on the main floor, this bungalow feels very large. This home has had moderate updates throughout. From the updated kitchen, to the updated bathrooms, there is nothing that is required to be done. This home has excellent curb appeal. The backyard is a place where you will want to be, with its privacy and numerous trees. The home also has a single attached garage and a cover carport. Whether you're looking for a family home, or an investment property, this home will work for you. Don't wait too long, go have a look.

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

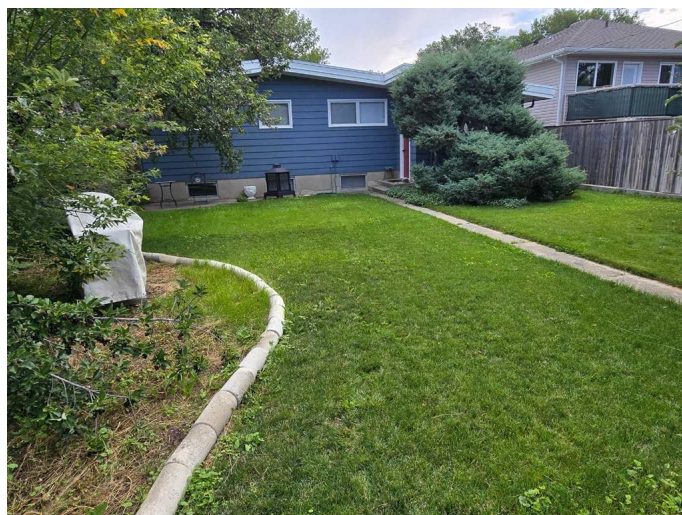
Year Built 1965

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	Attached Carport, Covered, Driveway, Single Garage Attached
# 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	1
Zoning	R-L

## Listing Details

Listing Office	Sunland Realty Corp.
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