

# \$234,900 - 405 12 Street N, Lethbridge

MLS® #A2213799

**\$234,900**

2 Bedroom, 1.00 Bathroom, 964 sqft

Residential on 0.10 Acres

Senator Buchanan, Lethbridge, Alberta

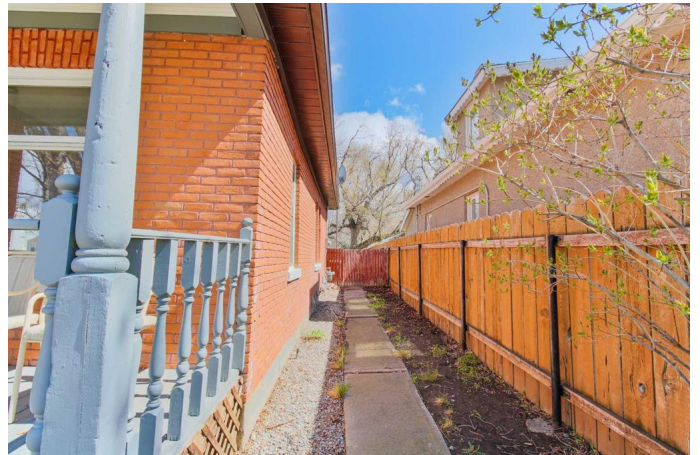
Welcome to 405 12 Street N, a charming bungalow offering comfort, practicality, and a great location in the heart of Lethbridge! With 964 square feet of living space, this home is a fantastic opportunity for first-time buyers or anyone looking to downsize into a manageable, well-maintained property. The main floor features a spacious and inviting living room that flows nicely into a dedicated dining area – ideal for hosting guests or enjoying everyday meals. The kitchen is bright and functional, complete with an island that adds both prep space and casual seating. Two bedrooms provide ample space for sleeping or a home office, and the main 3-piece bathroom is clean and conveniently located. Toward the back of the home, you'll find a dedicated laundry area in the rear addition, offering extra storage and access to the backyard. Outside, the large backyard provides a great space for summer evenings, complete with a patio area perfect for barbecues or relaxing in the sun. Located in a mature Northside neighbourhood, 405 12 Street N is close to schools, parks, and essential amenities. Contact your favourite REALTOR® today!

Built in 1910

## Essential Information

MLS® #                   A2213799

Price                     \$234,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	964
Acres	0.10
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	405 12 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2G6

### Amenities

Parking	None, On Street
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### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
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Days on Market	18
Zoning	R-L

**Listing Details**

Listing Office	Onyx Realty Ltd.
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