

**413 12C Street N  
Lethbridge, Alberta**

**MLS # A2238455**



# \$248,500

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Pr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings		

**Inclusions:** Cabinets in Basement.

Nestled in the charming neighbourhood of Senator Buchanan this 1.5 story home, eager to welcome its new owners. This quaint abode exudes character and comfort, offering a perfect blend of functionality and charm. Stepping through the front door, you're welcomed into a cozy living room, where warm sunlight filters through the windows, creating a bright and airy atmosphere. Adjacent to the living room, a dining space seamlessly flows into the kitchen, creating an ideal layout for both everyday living and entertaining guests. Conveniently located on the main floor is the laundry area in the large 4 piece bathroom between the kitchen and the dining area, making household chores a breeze. The main floor also features two comfortably sized bedrooms, each offering privacy and tranquility—a perfect retreat after a long day. Venturing upstairs, you'll discover a spacious and versatile loft-style bedroom, adorned with two small closets. This expansive space presents endless possibilities—it could serve as a luxurious master suite, a cozy entertainment area, or even an additional living space to suit your needs. The basement offers ample space for storage. Outside features a low maintenance back yard, a single detached garage as well as an RV Parking Pad. This home has seen EXTENSIVE upgrades over the last three years! Newer Roof. Furnace 2022. Hot water on demand 2024. New plumbing, sump pump, and sewer lines 2024/2025. New Garage Door Opener 2024. New Appliances 2024/2025. Ready for the next owners to come in and put their personal touches in! Call your favorite REALTOR to book your showing today!