

4, 641 12A Street N
Lethbridge, Alberta

MLS # A2277759



\$299,500

Division: Senator Buchanan

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,179 sq.ft. **Age:** 2011 (15 yrs old)

Beds: 3 **Baths:** 2 full / 2 half

Garage: Single Garage Attached

Lot Size: 0.14 Acre

Lot Feat: Other, See Remarks, Street Lighting

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 300

Basement: Full

LLD: -

Exterior: Brick, Composite Siding

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Laminate Counters, See Remarks

Inclusions: N/A

Welcome to this beautiful move in ready condo offering exceptional value under \$300,000 in Lethbridge. This well maintained home features 3 bedrooms, 2 full bathrooms, 2 half bathrooms, including a primary bedroom with ensuite and walk-in closet, and an attached garage. Recent updates provide peace of mind and modern comfort, including fresh paint throughout, updated fire alarms, and a hot water tank replaced in 2024. The kitchen has been thoughtfully upgraded with customized cabinetry for extra storage and an added island, providing additional prep space. Updated main floor lighting enhances the bright and functional layout. The fully developed basement features a spacious recreation room and a separate storage area, ideal for family living, entertaining, or a home office setup. A fantastic opportunity for first-time buyers, families, or investors seeking a low maintenance property. Move in and enjoy, nothing left to do.