

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.