

# \$200,000 - 428 12 Street N, Lethbridge

MLS® #A2205863

## \$200,000

2 Bedroom, 1.00 Bathroom, 1,101 sqft

Residential on 0.12 Acres

Senator Buchanan, Lethbridge, Alberta

Here's your chance to own a great home in north Lethbridge that has not one, but two living rooms! 428 12 Street N is going to make the new buyer a very happy person! This home boasts over 1,100 square feet and there's plenty of space inside once you step inside. Upon entering, you'll see the first living room which has access to the first bedroom. Heading deeper into the home, you'll see the primary bedroom which is plenty big for all of your needs. The big feature of this home is the second sunken living room at the back of the house right next to the dining area and kitchen. This area will be perfect for those looking to entertain! Also on the main level is a 4pc bathroom. Heading downstairs is a laundry area and a rec room underneath the sunken living room. And the backyard is no slouch either as you'll have plenty of room to make it your own! You also will have access to a fantastic 18' X 24' garage. Don't sleep on this one – call your favourite REALTOR® today!

Built in 1946

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205863  |
| Price      | \$200,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,101       |
| Acres          | 0.12        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 428 12 Street N  |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2G7          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Garage Door Opener, RV Access/Parking, Alley Access, On Street, Single Garage Detached |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance, Storage, Vinyl Windows   |
| Appliances        | See Remarks  |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Crawl Space, Partial, Partially Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame     |
| Foundation        | Block, Combination                     |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 26th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 34  |
| Zoning         | R-L |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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