

413 12C Street N  
Lethbridge, Alberta

MLS # A2137857



## \$235,000

<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 (114 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, Low Maintenance Landscape, Private, Rectangular Lot		

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

**Inclusions:** Cabinets and fridge in the 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. The furnace was replaced in 2022 and tankless hot water heater was installed in 2024. Call your favorite REALTOR and take a look today! This won't last long.