

# \$450,000 - 1115 12b Street N, Lethbridge

MLS® #A2216261

**\$450,000**

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.14 Acres

St Edwards, Lethbridge, Alberta

A prime northside location—situated directly across from St. Paul’s Elementary School in a fantastic, peaceful, family-friendly neighbourhood, get ready for this incredibly updated beauty!! With eye-catching curb appeal, a green stucco exterior, and a mature tree out front, this home welcomes you with warmth and charm from the moment you arrive! Step inside to find a thoughtfully designed layout featuring hardwood floors, quartz countertops, and stainless steel appliances, including a gas stove that’s perfect for cooking enthusiasts! The main level living room is filled with natural light thanks to all new windows upstairs and has gorgeous hardwood floors, creating a bright and inviting space for everyday living and entertaining! The two upstairs bedrooms showcase beautifully stained original hardwood floors, blending classic charm with refreshed style! Downstairs, the spacious family room offers even more room to relax, host guests, or enjoy a movie night, complete with brand new carpet for added comfort and a fresh, updated feel! This home features four bedrooms and two full bathrooms, including a stunningly renovated downstairs bathroom with a walk-in shower that’s sure to impress! Outside is just as incredible as the interior—enjoy summer evenings on the back deck complete with a beautiful gazebo, or spend time in the landscaped front and backyard filled with green grass and a gorgeous zeroscaped feature area. A massive garden shed offers all



the extra storage you need for tools and equipment! An enclosed carport and a heated, oversized double detached garage give you all the parking and storage space you could ask for! This home truly has it all—location, comfort, and style in one incredible package! Don't wait—contact your REALTOR® and book your showing today!

Built in 1961

### Essential Information

MLS® #	A2216261
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1115 12b Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2M5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Attached Carport
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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