

\$248,500 - 413 12c Street N, Lethbridge

MLS® #A2238455

\$248,500

3 Bedroom, 1.00 Bathroom, 1,155 sqft

Residential on 0.07 Acres

Senator Buchanan, Lethbridge, Alberta

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. This home has seen EXTENSIVE upgrades over the last three years! Newer Roof. Furnace 2022. Hot water on demand 2024. New plumbing, sump pump, and sewer lines 2024/2025. New Garage Door



Opener 2024. New Appliances 2024/2025.
Ready for the next owners to come in and put
their personal touches in! Call your favorite
REALTOR to book your showing today!

Built in 1910

Essential Information

MLS® #	A2238455
Price	\$248,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,155
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	413 12c Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2N2

Amenities

Parking Spaces	1
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, High Ceilings
Appliances	Freezer, Gas Stove, Refrigerator, Washer, Gas Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.