

# \$260,000 - 428 12a Street N, Lethbridge

MLS® #A2213561

## \$260,000

3 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

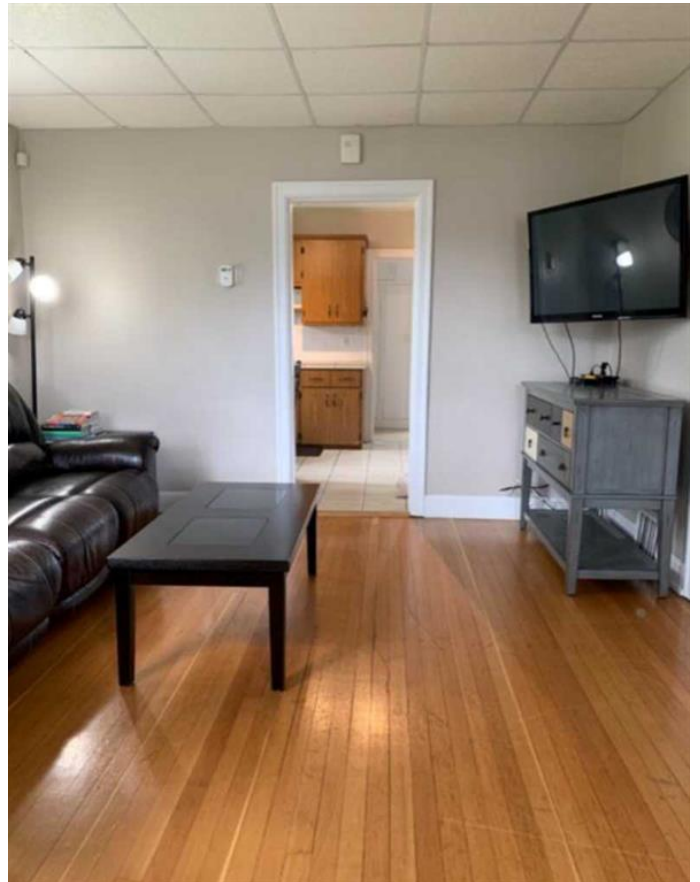
This cozy, well kept bungalow has been wisely positioned on a double lot! The big deck, with the beautiful trees make this yard a summer time dream! Hardwood and tile floors, a great 4pce bath that has been completely updated, newer appliances, 8 year old central air, and the list goes on...including more space downstairs (lower bedroom window may not meet egress). There's even a single detached garage and plenty of space for additional or RV parking!! This one is really a cute home at an affordable price!! Please note: pictures are from when the home was owner occupied.

Built in 1941

## Essential Information

MLS® #	A2213561
Price	\$260,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.14
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	428 12a Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2J6

### **Amenities**

Parking Spaces	3
Parking	Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Private, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	11
Zoning	R-L

### **Listing Details**

Listing Office	CIR REALTY
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