

# \$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	Alley Access, Garage Door Opener, On Street, RV Access/Parking, 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, Partially Finished, Crawl Space, Partial

### **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	7

Zoning R-L

## **Listing Details**

Listing Office Onyx Realty Ltd.

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