

742 12C Street N  
Lethbridge, Alberta

MLS # A2277511



**\$387,900**

|           |  |        |                    |
|-----------|--|--------|--------------------|
| Division: | Senator Buchanan   |        |                    |
| Type:     | Residential/House  |        |                    |
| Style:    | 1 and Half Storey  |        |                    |
| Size:     | 1,177 sq.ft.   | Age:   | 1922 (104 yrs old) |
| Beds:     | 3  | Baths: | 2                  |
| Garage:   | Gravel Driveway, Heated Garage, Insulated, Single Garage Detached          |        |                    |
| Lot Size: | 0.09 Acre  |        |                    |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Lawn, Level, Street |        |                    |

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | Mid Efficiency, Forced Air, Natural Gas                               | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank   | Sewer:     | -   |
| Roof:       | Asphalt Shingle   | Condo Fee: | -   |
| Basement:   | Full  | LLD:       | -   |
| Exterior:   | Brick, Cement Fiber Board, Concrete, Stucco, Wood Frame               | Zoning:    | R-L |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows |            |     |
| Inclusions: | fridge, stove, dishwasher, OTR microwave, washer/dryer                |            |     |

Welcome to 742 12C Street North — a fully renovated, move-in-ready home offering the space, layout, and updates buyers are looking for. This 3-bedroom, 2-bathroom home features 1,177 sq ft of comfortable living space with a finished basement and two distinct living areas, providing flexibility for families, guests, or home office needs. The entire home has been thoughtfully updated, including flooring, plumbing, electrical, vinyl windows, and modern appliances, allowing you to move in with confidence. A heated single detached garage adds year-round convenience, while the fenced yard offers privacy and usability. The home sits on a quiet street in the established Senator Buchanan neighbourhood, close to schools, parks, dog parks, shopping, Legacy Park, ice rinks, and the coulee trail system. With its complete renovation, functional layout, and realistic pricing, this property represents an excellent opportunity for buyers seeking a turnkey home in North Lethbridge.