



Anne French
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434 12 Avenue N
Lethbridge, Alberta

MLS # A2311430



\$439,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Shed

Lethbridge! This 4-bedroom, 2-bathroom home has been extensively updated and is truly move-in ready. From the moment you step inside, you'll appreciate the fresh modern feel with brand new flooring and carpet throughout, updated lighting, and stylish finishes at every turn. The stunning new kitchen is a true highlight, featuring butcher block countertops, brand new stainless steel appliances, and plenty of functional workspace for cooking and entertaining. The upstairs bathroom has also been refreshed, adding to the home's clean and modern appeal. Downstairs, you'll find a spacious and private primary bedroom retreat with plenty of room to relax and unwind, creating the perfect separation from the main living areas. The lower level also adds extra flexibility for families, guests, or additional living space. Enjoy breathtaking coulee views and amazing sunsets right from your front deck — the perfect place to unwind at the end of the day. Outside, this corner lot property offers incredible functionality with RV parking, an extremely large shed for additional storage, and an impressive heated 28' x 24' double detached garage that provides plenty of room for vehicles, hobbies, or a workshop setup. With thoughtful renovations inside and out, tons of parking, and a fantastic North Lethbridge location, this home offers outstanding value and versatility for families, first-time buyers, or anyone looking for a turnkey property with extra space.