



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

421 12 Street N
Lethbridge, Alberta

MLS # A2318974



\$315,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,123 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Sump Pump(s), Vinyl Windows		

Inclusions: TV Mounts

Attention First Time Buyers & Growing Families! Full of warmth, character, and thoughtful updates, this extensively renovated 3+1 bedroom home offers the perfect blend of timeless charm and modern comfort. Bright, inviting spaces and a functional layout make this home truly move-in ready, just unpack and start your next chapter! Ideally situated in the heart of the city, you'll enjoy convenient access to schools, shopping, parks, and everyday amenities, along with quick access to all major transportation routes, making commuting simple and efficient. The main floor features a spacious living room, a beautifully updated kitchen with newer appliances, a fully renovated 4-piece bathroom, two generously sized bedrooms, convenient main-floor laundry, a welcoming front porch, and a practical rear mudroom. Upstairs, you'll find an additional bedroom plus a tandem bedroom, offering flexible space for a nursery, children's rooms, guests, a home office, or hobby area. Extensively renovated in 2021 with permits and completed by licensed contractors, major upgrades include insulation, electrical, plumbing (including the main stack), central air conditioning, flooring, paint, kitchen, bathroom, sump pump, hot water tank (2021), furnace overhaul (2021), roof cap, HVAC components, updated windows, and replacement of approximately 50% of the original lath and plaster with drywall. The sewer service line was also replaced in 2024, providing added peace of mind for years to come. Outside, the single detached garage with alley access and a newer electric overhead door offers excellent storage and off-street parking. Unlike many homes of this era, the basement provides functional, usable space ideal for storage, a home gym, workshop, or hobby room. With extensive professional upgrades, preserved character, and an unbeatable central location, this turnkey home is an

opportunity you won't want to miss. Contact your favourite REALTOR® today to book your private showing!