



Anne French  
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414 12 Avenue N  
Lethbridge, Alberta

MLS # A2320370



**\$449,900**

<b>Division:</b>	Staffordville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Other, Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar		

**Inclusions:** Piano and Cabinet in basement

Welcome to 414 12 Avenue N, Lethbridge! This lovingly maintained, original one-owner home offers a rare opportunity to own a property in a truly remarkable location. Situated directly across from the coulees with no neighbors in front, you'll enjoy breathtaking views, stunning sunsets, and easy access to the city's extensive walking and biking trail system right outside your door. Built in 1971, this well-cared-for bungalow offers 1,142 sq. ft. of comfortable living space with a functional layout designed for families of all sizes. The main floor features a bright living room centered around a cozy wood-burning fireplace, three bedrooms, a full bathroom, and a convenient 2-piece ensuite off the primary bedroom. The dining area is accented with a ceiling fan and flows into the kitchen, which offers classic white cabinetry and comes complete with a fridge, stove, and dishwasher. The fully developed basement provides even more living space with a spacious family room featuring a built-in bar, two additional bedrooms, a bathroom, and a dedicated laundry area. This basement is perfect for growing families, guests, or hobbies. Outside, the fully fenced backyard offers plenty of room to relax and entertain with a concrete patio, garden area, and unique views of the iconic bridge and passing trains in the distance. The property also includes central air conditioning for year-round comfort and a single detached garage, complete with shelving and a workbench for projects and extra storage. If you've been searching for a solid home with incredible views, a fantastic location, and decades of pride of ownership, 414 12 Avenue N is a must-see. Don't miss your chance to make this exceptional property your own!