

732 12B Street N
Lethbridge, Alberta

MLS # A2338277



\$399,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and remote(s)

This beautifully updated North Side Lethbridge home offers fantastic curb appeal, a fully fenced and very well-cared-for yard, convenient back alley access, and a large double detached garage with double parking pad! The home has been extensively updated and renovated, featuring new flooring, fresh paint throughout, new carpet, updated bathrooms, and a newer roof. The beautiful kitchen is sure to impress with stylish butcher block countertops and all stainless steel appliances, while the main floor offers plenty of space for both entertaining and dining. Upstairs, you'll find two large bedrooms and a spacious full bathroom, while the basement features a third large bedroom and a convenient half bathroom. The heated four-season sunroom has also been painted and updated, creating the perfect spot to sit back, relax, and enjoy the home year-round! With its thoughtful updates, functional layout, spacious yard, and excellent garage and alley access, this home would be an ideal fit for those looking to downsize, a young couple, or a growing young family! Don't delay—homes like this don't last! Book your showing today and come see everything this property has to offer with your REALTOR®!