

427 12A Street N
Lethbridge, Alberta

MLS # A2343511



\$289,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1909 (117 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, sump pump, OTR microwave, garage door opener & Remote

This 1909 bungalow in Lethbridge's Senator Buchanan offers true single-level living on a quiet, established northside street, with every room on one floor. It is a character home carried forward with newer flooring, refreshed kitchen cabinetry, and central air to keep it comfortable year round. The kitchen is generously sized and opens to the dining area, and the living room is the real surprise, big and bright with room for the whole family to spread out. The enclosed sunroom across the front is the first space you step into, and it earns its keep either way, a bright spot to sit on a sunny day or a practical front entry with room for boots, coats, and storage. All three bedrooms are on the main floor, including a primary with its own walk-in closet, a rare find in a home of this era, alongside a spacious 5-piece bathroom and main-floor laundry. The home sits on a crawl space rather than a full basement, which keeps the layout simple, and a sump pump plus a recently cleared and relined sewer line give real peace of mind for a house this age. Outside, the fully fenced yard runs a deep 125 feet, with a side porch, and a double detached garage off a paved back alley. Close to parks, playgrounds, schools, and shopping, this is a practical fit for a first-time buyer or a small family who wants simple, single-level living close to everything. Book your showing today!