

524 12A Street N
Lethbridge, Alberta

MLS # A2345253



\$384,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	1911 (115 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Soaking Tub, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings

Beautifully renovated and lovingly maintained, this North Lethbridge home is ready for its next owners! With so much care and attention poured into the updates throughout, this home offers the perfect combination of modern finishes and timeless charm! Enjoy a brand-new kitchen, a beautifully renovated upstairs bathroom, fresh paint, new vinyl plank flooring, new carpet upstairs, some new windows, updated electrical and a brand new roof in 2023! The main floor has a spacious living and dining area, while the basement offers an abundance of storage space, along with a convenient half bathroom that has the potential to easily accommodate an additional shower! Outside, you will love the spacious, fully fenced backyard, complete with mature trees, a back deck perfect for relaxing or entertaining, and a single detached garage! Situated on a quiet, tree-lined street in an established North Lethbridge neighbourhood, this property offers a wonderful setting with plenty of outdoor space to enjoy! With so many renovations already completed, all that's left to do is move in and make it your own! Contact your REALTOR® and book your showing today!