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Love where you live.

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# 524 12A Street N
# Lethbridge, Alberta

## MLS # A2345253



# $375,000

| | | | |
|---|---|---|---|
| **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!

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