

**502 12 Street N**  
**Lethbridge, Alberta**

**MLS # A2345916**



**\$289,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Senator Buchanan                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                                          |               |                   |
| <b>Size:</b>     | 1,012 sq.ft.                                                               | <b>Age:</b>   | 1946 (80 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, RV Access/Parking, Single Garage Detached                      |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, S |               |                   |

|                    |                                             |                   |     |
|--------------------|---------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Mixed, Wood Frame                 | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Block, Combination, Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Primary Downstairs, Storage |                   |     |

**Inclusions:** BLINDS AS IS.

Huge corner lot, oversized garage, and a great location! This charming 3-bedroom, 1-bathroom 1 $\frac{1}{2}$ -storey home offers over 1,000 sq. ft. of above-grade living space, with a practical layout featuring main-floor living and a main-floor primary bedroom, plus two additional bedrooms upstairs. The large corner lot provides plenty of outdoor space, while the super-single detached garage features power and a gas line and is accessed from the alley—ideal for parking, storage, hobbies or a workshop. The home also offers a partial basement, fenced and landscaped yard, and a convenient location close to shops, amenities, schools and multiple major roadways. A great opportunity for a first-time buyer, downsizer, or anyone looking for an affordable home with a large lot and excellent garage space. Quick possession available—move in and make it your own!