

726 12B Street N
Lethbridge, Alberta

MLS # A2346423



\$280,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1908 (118 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	N/A
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Full of character and wonderfully cared for, this charming bungalow offers a comfortable home with some great surprises inside and out. Step into the bright and inviting living room, where a cozy gas fireplace and plenty of natural light create a warm, welcoming space. The main floor features a functional kitchen and dining area, a good-sized bedroom and a spacious four-piece bathroom. The partially finished basement provides laundry, utilities and plenty of additional storage, while outside is where this property really shines. Enjoy summer evenings on the deck, relax under the gazebo or gather around the firepit in the beautifully landscaped, low-maintenance yard. There are plenty of parking options too, with a front driveway, fenced rear parking pad with alley access, plus a single garage—ideal for a vehicle, motorcycles, bikes or additional storage. The garage received new siding and roofing in 2025, and the home has benefited from a number of thoughtful updates over the years, including the hot water tank, plumbing, electrical and insulation. Set on a generous lot, this is a charming, well-kept home offering character, outdoor space and practical updates at an approachable price point.