

\$284,900 - 502 12c Street N, Lethbridge

MLS® #A2064494

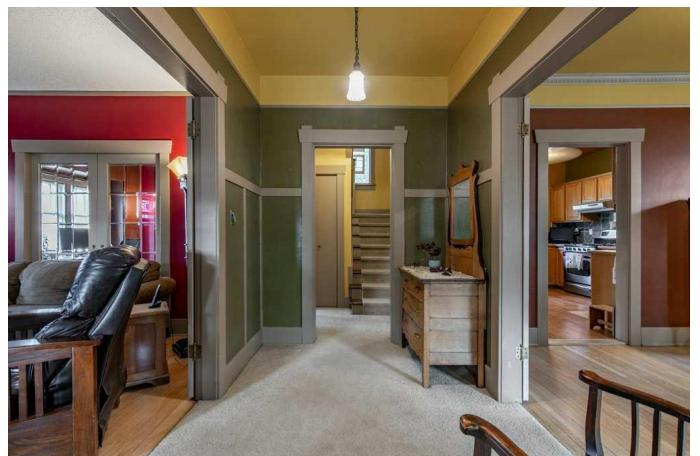
\$284,900

4 Bedroom, 2.00 Bathroom, 1,774 sqft

Residential on 0.15 Acres

Senator Buchanan, Lethbridge, Alberta

Very rare, character 2 storey home, lots of original charm and magic in this home. Built in 1927, over 1700 sq ft on 2 floors, and still the windows(wave glass-so cool), most wood flooring, with oak and fir, fully maintained boiler with beautiful radiant heaters through out the home, fully operational wood burning fireplace, doorknobs and doors, lights and more. Even a maid sink in one of the bedroom closets. Cool with a maid chamber that once had a two burner gas stovetop right in the room. Radical! You should see the size of the closets! Big for the era for sure. Love the covered front porch. Bring your rocking chairs and favorite beverage as it is on the east side with private front yard with a gate. Imagine the cool summer nights and the early morning sunrises. 4 bedrooms, 2 bathrooms, single attached garage, 52'x125' lot with mature trees, covered rear patio, with hot tub(included) shed and play centers. Even a full basement with work shop, storage, and shower/bath and toilet and laundry room. In almost 100 years there have only been 3 families who have lived here. Present owners have been here 38 years. BEAUTIFUL. They have loved it. The Pharmacist-Mchaffey family built the home as it was right near their pharmacy on 13 St. north right around the corner. You will love the parlor, the formal dining room with door to kitchen, the cozy formal living room, custom fireplace mantle done by the current owners, the higher ceilings, the staircase to the second floor, the large yard with room for another



garage and RV parking if desired. That is a testament to how much a house could be a home. All appliances are included and more. You can imagine the family around the fireplace in winter, all listening to the radio even before tv for decades, and cranking the old telephone box to get the operator to patch you through to who you wished to talk too. Remember-not a single tree anywhere as this was the bald prairie and catch the rail cars to get around. Now see the forest all around you. Here is your opportunity. Note the gas bill reflects the heat, gas stove, gas dryer and hot water tank. Gas per month is \$251 and electrical is \$108 per month. Updated wiring and plumbing package going in and is included. Completed date estimated by November 15th. Even though the heating system is in complete safe and full working order, a complete heating system replacement package is being put together for the next owners that can be included in final agreed sale price or handled by them at their choice. All negotiable. Contact agents for replacement quotes. Possession can be immediate. A golden opportunity awaits

Built in 1927

Essential Information

MLS® #	A2064494
Price	\$284,900
Sold Price	\$263,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,774
Acres	0.15
Year Built	1927
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	502 12c Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2N2

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Bookcases, Crown Molding, French Door, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2023
Date Sold	January 13th, 2024
Days on Market	183
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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