

\$315,000 - 645 12 Street N, Lethbridge

MLS® #A2087210

\$315,000

3 Bedroom, 2.00 Bathroom, 1,496 sqft
Residential on 0.11 Acres

Senator Buchanan, Lethbridge, Alberta

Discover Your FUTURE Home in Senator Buchanan, North Lethbridge Welcome to this remarkable 3-bedroom bungalow, tucked away in the desirable, well treed Senator Buchanan neighborhood of North Lethbridge. This unique property, now on the market for the first time as a cherished one-owner home, offers both potential and distinctive features. Upon entering the 1,496 sq/ft residence, your eyes will be drawn to the two exquisite stained glass windows flanking the entryway, setting the stage for the charm and character that lies within. To the left, you'll find a spacious family room with a wood-burning fireplace, complemented by more custom stained glass, and a sliding glass door leading to the backyard seating area and detached double car garage. The garage boasts a heated loft, providing additional living space, bedroom with total separation making it the perfect location for an older child or a perfect home office. On the right side of the entrance, the main living area unfolds, revealing a combination of dining room and kitchen, a generously sized living room, 2 bedrooms (including the primary bedroom), and a well-appointed 4-piece bathroom. The thoughtfully designed mudroom, equipped with a vanity and sink, offers direct backyard access, enhancing daily convenience. Descend to the fully developed basement, where you'll find a comfortable family room, a 3rd bedroom, a 3-piece bathroom, and a laundry/utility room equipped with a boiler, eliminating the dust and



maintenance of forced air furnace ducts. Ample storage space is available, with a large storage room and a den which could be repurposed as a bedroom, along with built-in closets beneath the staircase. Step outside to the double car garage, featuring a separate workbench/storage area on the main floor and a heated loft/office space accessible via an exterior staircase. This loft presents potential as an additional bedroom or a creative workspace. In this friendly community, you'll enjoy the company of wonderful neighbors. This property has enormous potential and so much to offer. Don't miss your chance—contact your realtor today to schedule a viewing! For an immersive experience, explore the video walkthrough in the links tab or on YouTube by searching for the home address. Unlock the full potential of this unique Senator Buchanan property. Your dream home awaits!

Built in 1972

Essential Information

MLS® #	A2087210
Price	\$315,000
Sold Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	645 12 Street N
---------	-----------------

Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2H2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Laminate Counters, Storage
Appliances	Freezer, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Flat Torch Membrane
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 30th, 2023
Days on Market	18
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.