

\$175,000 - 806 12c Street N, Lethbridge

MLS® #A2087973

\$175,000

2 Bedroom, 1.00 Bathroom, 1,039 sqft

Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

Introducing YOUR Charming 2 Bedroom Bungalow on a Picturesque Tree-Lined Street that will cost you LESS than RENT!!

Situated on a large treed lot, this quaint 2 bedroom bungalow is a true gem. You will see this spacious lot includes an XL storage shed and an XL shop (non-conforming), this property offers ample space and potential for all your needs. Solid basement hosts a great storage area too.

The home has been updated, boasting a fresh coat of paint throughout, making it feel bright, welcoming, and move-in ready. Some new flooring has been thoughtfully added, enhancing the character of the space. The exterior has also been recently painted, ensuring that your new home exudes curb appeal and charm. Electrical upgrades and a high efficiency furnace to boot!

Measuring over 1000 square feet, this bungalow provides more space than you'd expect, and it's all available for under \$180,000! It's a fantastic opportunity to own a piece of classic charm located close to many amenities without breaking the bank.

Don't miss out on this great value. Call your favourite Realtor today to schedule your viewing and experience the warmth and character of this charming bungalow for yourself.

Built in 1910

Essential Information



MLS® #	A2087973
Price	\$175,000
Sold Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,039
Acres	0.14
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	806 12c Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2P1

Amenities

Parking	None
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 26th, 2023
Days on Market	8
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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