

# \$299,900 - 329 12a Street N, Lethbridge

MLS® #A2096194

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.11 Acres

Senator Buchanan, Lethbridge, Alberta

This 1940's A-frame house is sure to impress! No detail has been spared in creating a cozy, updated and unique environment for you to come home to. The main floor features an inviting living and dining space with recently updated flooring throughout, as well as a large kitchen with stainless steel appliances. This level also features an updated bathroom with new tile, soaker tub, a waterfall shower head, and a nicely appointed bedroom with new window. Upstairs you will find the oversized primary bedroom, also with updated windows which offers options for a bonus seating area, work space, you name it! In the basement is where you will find another flexible space currently used for recreation but could easily be re-imagined as a great space for a teen or guest with room for a bedroom set, and a finished 3 piece bathroom. At the rear of the home is a mudroom heading out in to the large backyard where lots of maintenance has been done and a new tree just recently planted to give you new growth to look forward to every year! But that's not all - this property has an oversized heated double garage! Yes!! With all the features and updates already done in this home, and on a quiet side street close to many amenities, come and see for yourself if this is the move-in-ready home you've been waiting for!

Built in 1946

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2096194    |
| Price          | \$299,900   |
| Sold Price     | \$295,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,177       |
| Acres          | 0.11        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | A-Frame     |
| Status         | Sold        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 329 12a Street N |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H2J4           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | Central Air              |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Mixed                            |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      December 7th, 2023  
Date Sold                         February 5th, 2024  
Days on Market                60  
Zoning                             R-L  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Grassroots Realty Group

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.