

\$338,000 - 2413 12 Avenue N, Lethbridge

MLS® #A2132318

\$338,000

3 Bedroom, 2.00 Bathroom, 865 sqft
Residential on 0.13 Acres

Park Meadows, Lethbridge, Alberta

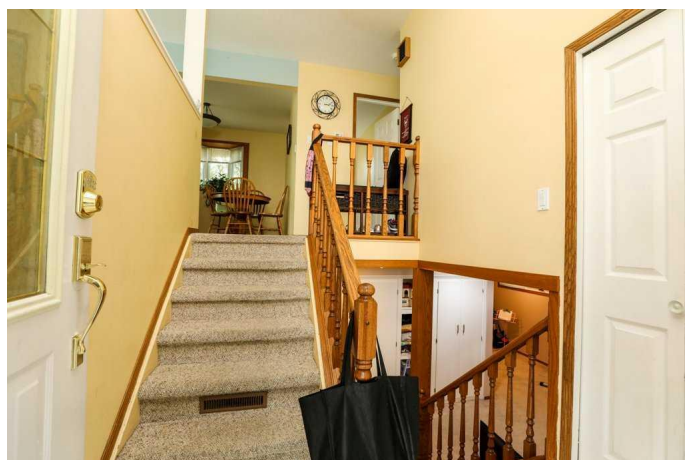
Welcome to this delightful bi-level detached home, perfectly positioned in the quiet Park Meadows community of Lethbridge. This property is ideal for anyone looking for their first home, an investment opportunity, or simply a residence with excellent garage space. Situated on a manageable 5,840 square foot lot, the home offers a blend of indoor comfort and outdoor appeal, making it a smart choice for a variety of buyers.

The home features 865 square feet of living space on the main level and 802 square feet on the lower level, including three bedrooms and a bathroom on each floor, providing both privacy and practicality. Central air conditioning and ample storage throughout ensure a comfortable living environment.

The kitchen is equipped to handle all your culinary needs, while the large upstairs living room and downstairs family room provide flexible spaces for entertainment and relaxation.

Outdoor features include a double detached garage with alley access and a front carport for additional parking. The fenced yard and expansive two-tiered deck offer the perfect setting for outdoor activities and relaxation under beautiful ambient lighting.

Located in a family-friendly neighborhood that is both tranquil and easily accessible, this



home offers a peaceful yet connected lifestyle. It represents a fantastic opportunity to create a personal haven with room for enhancements and personal touches.

Built in 1971

Essential Information

MLS® #	A2132318
Price	\$338,000
Sold Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2413 12 Avenue N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1S2

Amenities

Parking Spaces	3
Parking	Carport, Heated Garage, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Membrane
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 30th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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