

\$289,900 - 429 12 Street N, Lethbridge

MLS® #A2147275

\$289,900

3 Bedroom, 2.00 Bathroom, 686 sqft

Residential on 0.14 Acres

Westminster, Lethbridge, Alberta

Located on a mature street in north Lethbridge, this legally suited detached home offers an ideal blend of comfort and convenience. Within walking distance to Centre Village Mall, two grocery stores, and the shopping amenities of 13th Street North, you'll have everything you need just a short stroll away.

The main level features 2 bedrooms and an open living space adorned with brand-new laminate flooring, providing a fresh and modern touch. The home boasts a newer roof and added insulation for enhanced energy efficiency.

The recently renovated basement suite impresses with its open-concept design, showcasing a brand-new kitchen, bathroom, flooring, and egress windows. It also includes a separate heating system and R20 insulation, ensuring comfort and warmth year-round. All renovations were completed with meticulous attention to detail and proper permits, classifying this space as a legal basement suite.

Situated on a massive corner lot, this property offers ample outdoor space with mature landscaping. Off-street parking is available in the rear, and there's plenty of parking out front, adding to the home's practicality and appeal. No expenses were spared in making this home both stylish and functional, making it a



fantastic opportunity for both homeowners and investors.

Built in 1948

Essential Information

MLS® #	A2147275
Price	\$289,900
Sold Price	\$283,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	686
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	429 12 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2G6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Separate Entrance
Appliances	Dishwasher, Electric Oven, European Washer/Dryer Combination, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 8th, 2024
Date Sold November 15th, 2024
Days on Market 130
Zoning R-L
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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