

\$348,000 - 2417 12 Avenue N, Lethbridge

MLS® #A2173839

\$348,000

3 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.14 Acres

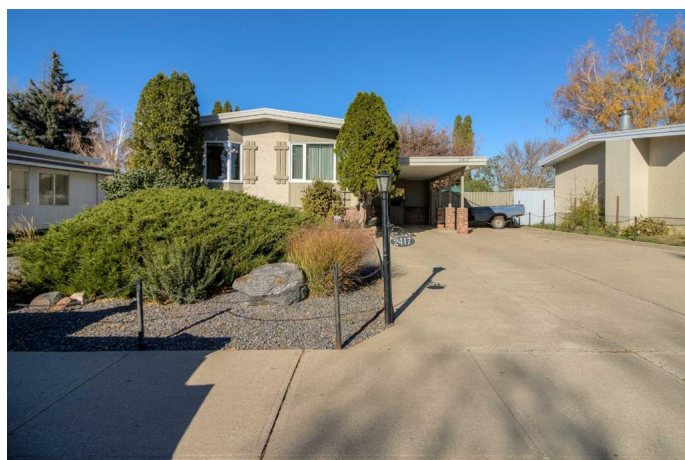
Park Meadows, Lethbridge, Alberta

Here is a cozy home packed with great features that has been loved by these sellers for the last 41 years. . The landscaping was carefully selected and is all grown up and will be enjoyed by the next family for years to come. A private and sheltered patio makes for wonderful outdoor living. There were many improvements made including Adora Kitchen cabinets, to hardwood floors, to most window replacements. The torch down roof is approximately 10 years old and the hot water tank is 2018. There is a gas fireplace in the family room and you will love the double 23 x 24 heated garage . The front carport is almost as good as a 2nd garage and the extra driveway width offers space for a RV or trailer. Both bathrooms have been updated and this house is ready to enjoy for the next 40 years!! Pride of ownership is evident here!! The location is so ideal as an elementary, middle and high school are all within walking distance from this home. If your family is looking for a clean, well maintained home in an affordable price range and a great neighborhood be sure to take a look at this one!!

Built in 1974

Essential Information

MLS® #	A2173839
Price	\$348,000
Sold Price	\$350,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2417 12 Avenue N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1S2

Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces Rear, Insulated, Off Street, RV Access/Parking, Covered, Garage Door Opener, Heated Garage

Interior

Interior Features	Vinyl Windows, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
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Lot Description	Back Lane, Back Yard, Rectangular Lot, City Lot, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Lawn, Landscaped, Private, Street Lighting
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 6th, 2024
Days on Market	14
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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