

\$217,500 - 717 12a Street N, Lethbridge

MLS® #A2199604

\$217,500

2 Bedroom, 1.00 Bathroom, 978 sqft

Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

Don't miss out on this 2 bedroom, 1 bath home on a large lot with a single, detached garage and additional back parking. The main living room at the front of the home is filled with warm natural light and leads to the spacious kitchen with plenty of cabinets and countertops. There is also room for a dining table. Through to the back of the home is the second living space is complimented by a wood burning fireplace that will provide hours of efficient heat to the home. This room also provides access to the back yard. The main bedroom is a reasonable size and has a roomy closet with double doors and some built in shelves. The second bedroom would be great for a child, guest bedroom or even a home office. There is a four piece bath that completes this main level. Downstairs is the partial, unfinished basement that is host to the laundry, storage and utilities including the newer hot water tank. The fully fenced, private back yard has mature trees and a patio area for entertaining. This home is priced to sell so have a look and GET MOVING IN THE RIGHT DIRECTION! Note: the Listing Associate is related to the seller.

Built in 1912

Essential Information

MLS® # A2199604

Price \$217,500



Sold Price	\$237,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	978
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	717 12a Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2K2

Amenities

Parking Spaces	3
Parking	Rear Drive, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Date Sold	March 9th, 2025
Days on Market	2
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Harvest Real Estate
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