

# \$260,000 - 428 12a Street N, Lethbridge

MLS® #A2213561

## \$260,000

3 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.14 Acres

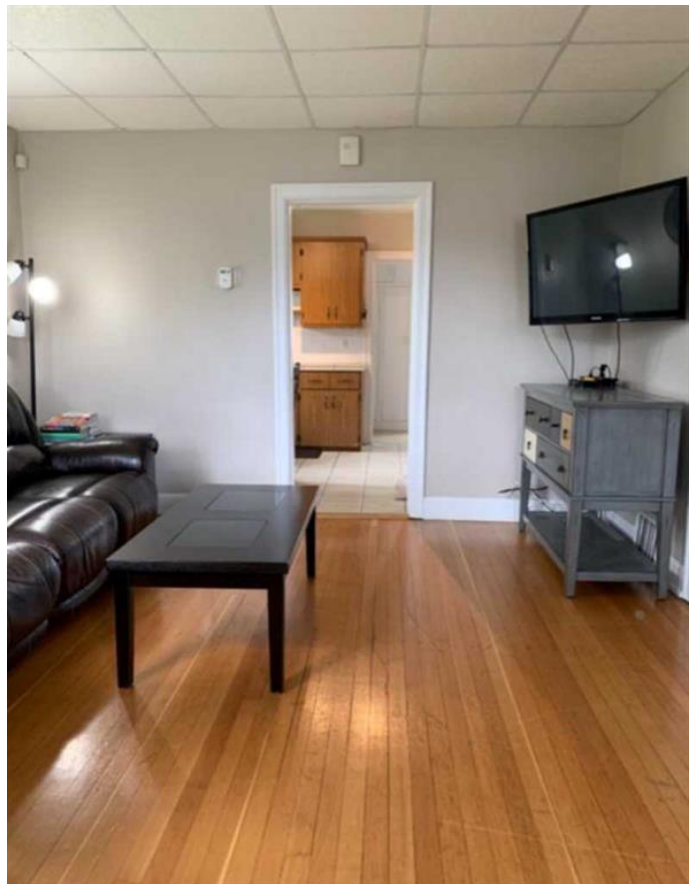
Senator Buchanan, Lethbridge, Alberta

This cozy, well kept bungalow has been wisely positioned on a double lot! The big deck, with the beautiful trees make this yard a summer time dream! Hardwood and tile floors, a great 4pce bath that has been completely updated, newer appliances, 8 year old central air, and the list goes on...including more space downstairs (lower bedroom window may not meet egress). There's even a single detached garage and plenty of space for additional or RV parking!! This one is really a cute home at an affordable price!! Please note: pictures are from when the home was owner occupied.

Built in 1941

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213561    |
| Price          | \$260,000   |
| Sold Price     | \$256,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 816         |
| Acres          | 0.14        |
| Year Built     | 1941        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 428 12a Street N |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2J6          |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 3                                                     |
| Parking        | Off Street, RV Access/Parking, Single Garage Detached |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                     |
| Cooling           | Central Air                                                    |
| Has Basement      | Yes                                                            |
| Basement          | Full, Partially Finished                                       |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Yard, Front Yard, Lawn, Private, See Remarks |
| Roof              | Asphalt Shingle                                   |
| Construction      | Aluminum Siding                                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Date Sold      | May 6th, 2025    |
| Days on Market | 15               |
| Zoning         | R-L              |
| HOA Fees       | 0.00             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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