

# \$429,000 - 412 12a Street N, Lethbridge

MLS® #A2245764

**\$429,000**

5 Bedroom, 2.00 Bathroom, 1,104 sqft  
Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

This lovingly built home is situated on a quiet street, has been fully updated and ready for new owners! Just minutes from amenities and schools, this home has 3 bedrooms up and 2 down with a 4-piece bath on each floor. The main floor features all new kitchen cabinets, plumbing fixtures and appliances. The bath is highlighted with a beautiful new freestanding bathtub with wrap-around shower curtain and a classic curved front vanity, set with a marble top and undermount sink. The entire house has new light fixtures, electrical switches and plugs, door hardware, as well as new vinyl plank and fresh paint throughout. The lower level has an updated kitchen area, complete with a fridge, stove and dishwasher. A new hot water tank and newer roof are some of the additional updates to the home. A single attached garage, covered carport and front driveway offer ample space for parking. The backyard hosts a variety of mature fruit bearing trees, bushes and vines that envelop the space, creating a beautiful private oasis. Whether you are looking for a family home, or an investment opportunity, this home will work for you. Don't miss out on this great opportunity!

Built in 1965

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2245764  |
| Price  | \$429,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,104       |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 412 12a Street N |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H2J5           |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 3                                                           |
| Parking        | Attached Carport, Driveway, Single Garage Attached, Covered |
| # of Garages   | 1                                                           |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | See Remarks                     |
| Heating           | Forced Air                      |
| Cooling           | Rooftop                         |
| Has Basement      | Yes                             |
| Basement          | Finished, Full, Suite           |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Private   |
| Roof              | Flat Torch Membrane  |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 16               |
| Zoning         | R-L              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Sunland Realty Corp. |
|----------------|----------------------|

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