



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1115 12B Street N
Lethbridge, Alberta

MLS # A2216261



\$450,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door openers and remotes, shed, hot tub (negotiable), pool table (negotiable), garage heater, hot water on demand, air conditioning

A prime northside location—situated directly across from St. Paul's Elementary School in a fantastic, peaceful, family-friendly neighbourhood, get ready for this incredibly updated beauty!! With eye-catching curb appeal, a green stucco exterior, and a mature tree out front, this home welcomes you with warmth and charm from the moment you arrive! Step inside to find a thoughtfully designed layout featuring hardwood floors, quartz countertops, and stainless steel appliances, including a gas stove that's perfect for cooking enthusiasts! The main level living room is filled with natural light thanks to all new windows upstairs and has gorgeous hardwood floors, creating a bright and inviting space for everyday living and entertaining! The two upstairs bedrooms showcase beautifully stained original hardwood floors, blending classic charm with refreshed style! Downstairs, the spacious family room offers even more room to relax, host guests, or enjoy a movie night, complete with brand new carpet for added comfort and a fresh, updated feel! This home features four bedrooms and two full bathrooms, including a stunningly renovated downstairs bathroom with a walk-in shower that's sure to impress! Outside is just as incredible as the interior—enjoy summer evenings on the back deck complete with a beautiful gazebo, or spend time in the landscaped front and backyard filled with green grass and a gorgeous zeroscaped feature area. A massive garden shed offers all the extra storage you need for tools and equipment! An enclosed carport and a heated, oversized double detached garage give you all the parking and storage space you could ask for! This home truly has it all—location, comfort, and style in one incredible package! Don't wait—contact your REALTOR® and book your showing today!

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