



**GRASSROOTS**  
REALTY GROUP

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

**828 12 Street N**  
**Lethbridge, Alberta**

**MLS # A2250533**



**\$224,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	1939 (86 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Attached Carport, Driveway, Front Drive, Off Street, On Street, L		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** None

Welcome to this inviting 3-bedroom home in Lethbridge's Senator Buchanan neighborhood—a community known for its quiet streets, friendly neighbors, and a perfect mix of established charm with newer infill homes. From the moment you arrive, you'll notice the thoughtful updates that make this property stand out. The home features a newer roof, vinyl siding, updated electrical, and a modern energy-efficient furnace—giving you peace of mind for years to come. Inside, you'll find stylish vinyl plank flooring and a beautifully renovated bathroom that add comfort and warmth to everyday living. One of the rare perks of this property is its developed basement. While many homes in the area only offer crawl spaces or low-ceiling basements, this home provides that valuable extra living space—perfect for a hobby space or extra storage. The exterior is just as appealing, with a carport out front for convenient parking, a powered shed/workshop in the back, and a large backyard that opens directly onto Senator Buchanan School and green space—ideal for families, pets, or simply enjoying a peaceful evening. Location is another highlight. You're within walking distance of the local convenience store, Adams Ice Arena, and the neighborhood dog park, while quick access to Scenic Drive, Stafford Road, and 13 Street makes getting anywhere in the city a breeze. This home is perfect for first-time buyers or anyone looking to downsize into a low-maintenance, easy-to-love property in a neighborhood that continues to grow in value. Don't miss this rare opportunity—homes like this in Senator Buchanan don't come along often!