



GRASSROOTS
REALTY GROUP

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742 12C Street N
Lethbridge, Alberta

MLS # A2254687



\$409,900

| | | | |
|------------------|--|---------------|--------------------|
| Division: | Senator Buchanan | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,177 sq.ft. | Age: | 1922 (103 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Gravel Driveway, Heated Garage, Insulated, Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Lawn, Level, Street | | |

Heating: Mid Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Cement Fiber Board, Concrete, Stucco, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows

Inclusions: none

Welcome to 742 12C Street North—a fully renovated home that seamlessly blends modern comfort with the rich history of North Lethbridge, nestled in the heart of the Senator Buchanan neighbourhood. This three-bedroom, two-bathroom home has been completely redone from top to bottom, showcasing extensive upgrades in flooring, plumbing, electrical, and vinyl windows, along with modern appliances that elevate both convenience and style. A heated single-car garage adds year-round practicality, while the spacious yard offers the perfect mix of privacy and neighbourhood connection. Inside, two generous living areas, bright open interiors, and contemporary finishes make this property truly turnkey and move-in ready. The location puts everything within reach—schools, playgrounds, and two dog parks are just steps away, with excellent access to shopping, Legacy Park, ice rinks, and the city’s extensive coulee trail system. Living here is more than just owning a house—it’s joining a vibrant, historic community. With its modern upgrades, cozy charm, and complete renovation, this home is a rare find and a welcoming haven, ready for its next family. This home offers three bedrooms, two full bathrooms, and two spacious living areas, providing flexibility for families of all sizes. Every detail has been carefully updated to create a space that feels brand new, including bright, open interiors and stylish finishes throughout. The heated garage adds convenience year-round, while the large yard offers both privacy and connection to the surrounding neighbourhood. Living here means more than just owning a home—it’s being part of a community with rich history and modern amenities. Nearby, you’ll find schools, playgrounds, parks, two dog parks, the Berte Grocery building—a landmark

of Northside history—and excellent access to shopping, Legacy Park, ice rinks, and the city's extensive coulee trail system. With its balance of historic roots and contemporary upgrades, this property is truly move-in ready and offers a rare opportunity to own a piece of North Lethbridge's living history.