



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:	Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Single Ga		
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, Ceramic Tile, 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 combines modern comfort with the deep-rooted history of North Lethbridge. Located in the Senator Buchanan neighbourhood, this property sits in a community shaped by the city's early coal mining and railway days, where 13th Street North once served as the bustling heart of shops, services, and gathering places for hardworking immigrant families. The area retains its historic character while benefiting from ongoing revitalization, making it one of Lethbridge's most unique and desirable places to live. 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.