



GRASSROOTS
REALTY GROUP

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717 12B Street N
Lethbridge, Alberta

MLS # A2261085



\$249,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	916 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Shed

Step into a home that makes ownership feel exciting instead of overwhelming. Inside, you'll find an open main living area where the kitchen flows right into the living space — perfect for everyday life and easy gatherings. The kitchen itself is sharp and modern, with dark wood cabinets, bamboo countertops, and newer appliances that mean less worry and more enjoyment. Two large bedrooms and a refreshed four-piece bathroom keep things comfortable on the main floor, while the unfinished basement adds usable square footage for storage, hobbies, or even your own gaming setup. This home has already had the expensive upgrades taken care of — the roof was replaced just a few years ago, PVC windows have replaced the old wood frames, and the updates throughout give a fresh, move-in-ready feel. Out back, the yard stretches wide with enough room for a future garage, shop, or an RV pad. A long front driveway means you'll never have to circle for parking. Located in Senator Buchanan, you'll be surrounded by friendly neighbors and only blocks from 13th Street's grocery stores, coffee shops, and everyday conveniences — with downtown minutes away. For anyone tired of paying rent and ready to take the first step into homeownership, this property offers the space, updates, and location to make it happen.