



GRASSROOTS
REALTY GROUP

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726 12B Street N
Lethbridge, Alberta

MLS # A2268637



\$270,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1908 (117 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave, Shoe Rack at front Entrance, Patio and Gazebo string lights, TV +TV Mount negotiable.

Welcome to this inviting and well maintained home featuring a bright, cozy living area with a gas fireplace and plenty of natural light. The main floor offers a well appointed kitchen and dining area, along with a comfortable bedroom and a full four-piece bathroom. Downstairs, you'll find a partially finished basement with laundry, utilities, and an abundance of storage space; perfect for staying organized. Step outside to enjoy the lovely deck area, ideal for relaxing or entertaining, and take in the beautifully landscaped, low-maintenance yard complete with a charming gazebo and cozy fire pit area. Parking is a breeze with a front driveway, fenced rear parking pad (with alley access) and a single garage; perfect for a small SUV, car, or motorbikes. The garage features updated roof and siding (completed summer 2025). Inside, the home has seen many thoughtful updates including a new hot water tank, new toilet and refreshed finishes by the current owner. The previous owner upgraded plumbing, electrical, and insulation, giving you peace of mind for years to come. Situated on a generous sized lot, this property offers space, comfort, and style blending the perfect combination of character and convenience.