



GRASSROOTS
REALTY GROUP

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406 12 Avenue N
Lethbridge, Alberta

MLS # A2270947



\$339,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Basement, Fridge, Stove

If you've been waiting for a home with truly jaw-dropping views, this might be one of the best vantage points in the entire city. Perched above the coulees with a massive picture window framing the scenery, this illegally suited property is the kind of place that quietly flexes the moment you step inside. The main floor has a layout that just makes sense for first-time buyers or investors, with a bright open-concept living and dining area and three comfortable bedrooms tucked down the hall. The primary suite even has its own 2-piece ensuite—always a bonus in this price point. The kitchen is spacious, practical, and loaded with counterspace, and the window over the sink looks out to a mature, wide backyard that feels like its own little retreat. With alley access and off-street parking back there, it's set up perfectly for guests, renters, or just everyday convenience. Updates like a newer roof and PVC windows mean the big-ticket items are already handled. Downstairs, the basement illegal suite has a separate entrance, making it easy to live up/rent down or simply use the extra space for family. It features two more bedrooms with proper egress vinyl windows, a functional kitchen, and its own 3-piece bathroom. It's a smart setup with flexibility for different living arrangements, and the layout keeps both levels feeling private and comfortable.