



GRASSROOTS
REALTY GROUP

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742 12C Street N
Lethbridge, Alberta

MLS # A2277511



\$387,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,177 sq.ft.	Age:	1922 (104 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:	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: fridge, stove, dishwasher, OTR microwave, washer/dryer

Welcome to 742 12C Street North — a fully renovated, move-in-ready home offering the space, layout, and updates buyers are looking for. This 3-bedroom, 2-bathroom home features 1,177 sq ft of comfortable living space with a finished basement and two distinct living areas, providing flexibility for families, guests, or home office needs. The entire home has been thoughtfully updated, including flooring, plumbing, electrical, vinyl windows, and modern appliances, allowing you to move in with confidence. A heated single detached garage adds year-round convenience, while the fenced yard offers privacy and usability. The home sits on a quiet street in the established Senator Buchanan neighbourhood, close to schools, parks, dog parks, shopping, Legacy Park, ice rinks, and the coulee trail system. With its complete renovation, functional layout, and realistic pricing, this property represents an excellent opportunity for buyers seeking a turnkey home in North Lethbridge.