



**957 12 St S**  
**Lethbridge, Alberta**

**MLS # A2282726**

**\$424,900**



<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows

**Inclusions:** N/A

Fully upgraded and move-in ready, this Lethbridge home offers modern finishes and thoughtful design throughout. Major updates include fresh paint, new electrical and plumbing, new LVP flooring and carpet, two fully renovated bathrooms, and a brand new kitchen with new appliances. The main floor features a bright living room, an updated kitchen with dining area, and a comfortable primary bedroom, and a new 3 piece bathroom. A convenient rear mudroom adds everyday functionality and easy backyard access. Downstairs, the family room provides additional living space alongside two more bedrooms and another updated 3 piece bathroom, perfect for family, guests, or a home office setup. Outside, enjoy a fully fenced backyard with plenty of room to relax or entertain, plus a nice deck for summer evenings. The rear parking pad offers parking for two vehicles. With extensive upgrades already completed, this home is truly move-in ready and waiting for its next owners.