



**706 12 Street N
Lethbridge, Alberta**

MLS # A2301077



\$246,500

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,143 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: NA

Step into timeless charm with this 3-bedroom, 1.5-bathroom home, full of character. Built in 1910, this property features unique details you won't find in newer homes. With 3 bedrooms all on the upper floor, and 1.5 bathrooms for convenience, this home could appeal to many. The smaller, low-maintenance yard with beautiful perennials and a covered deck, is perfect for busy lifestyles and minimal upkeep. This home is within walking distance to all levels of schools, making it a great option for families. Located in the Senator Buchanan neighborhood, makes for easy access to downtown and Crowsnest Trail, putting everyday essentials within easy reach. This 2 storey home is perfect for those who appreciate character, convenience, and a manageable outdoor space—all in a budget that's within reach. Please see the last 2 pictures for updates over the years.