



419 12C Street N  
Lethbridge, Alberta

MLS # A2132090



**\$429,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** See Remarks

**Zoning:** R-L

**Foundation:** Combination

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks

**Inclusions:** N/A

A truly warm welcoming house for someone with a desire for a unique home! This is a one of a kind, historical, two story, three bedroom, two bathroom, full basement property. With 9 foot ceilings, and over 1,600 square feet of generous living space, this home has been completely renovated, turning it into modern living, while keeping its original 1912 character. What's new? Virtually everything. The kitchen, with granite countertops, the bathrooms, roof, electrical, plumbing, appliances, light fixtures throughout, windows, furnace, hot water tank, front entry, fenced backyard, blown in attic and wall insulation, a two-car garage fully insulated and drywalled, and to keep cool, air conditioning. What was kept original? The beautiful hardwood flooring on main floor, however refinished; the clawfoot tub, also refinished; most of doors, moldings/baseboards, wainscoting, and the beautiful decorative exterior is intact. This home is definitely worth a look!