

# \$249,900 - 717 12b Street N, Lethbridge

MLS® #A2261085

**\$249,900**

2 Bedroom, 1.00 Bathroom, 916 sqft

Single Family on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

Step into a home that makes ownership feel exciting instead of overwhelming. Inside, youâ€™ll find an open main living area where the kitchen flows right into the living space â€“ perfect for everyday life and easy gatherings. The kitchen itself is sharp and modern, with dark wood cabinets, bamboo countertops, and newer appliances that mean less worry and more enjoyment. Two large bedrooms and a refreshed four-piece bathroom keep things comfortable on the main floor, while the unfinished basement adds usable square footage for storage, hobbies, or even your own gaming setup. This home has already had the expensive upgrades taken care of â€“ the roof was replaced just a few years ago, PVC windows have replaced the old wood frames, and the updates throughout give a fresh, move-in-ready feel. Out back, the yard stretches wide with enough room for a future garage, shop, or an RV pad. A long front driveway means youâ€™ll never have to circle for parking. Located in Senator Buchanan, youâ€™ll be surrounded by friendly neighbors and only blocks from 13th Streetâ€™s grocery stores, coffee shops, and everyday conveniences â€“ with downtown minutes away. For anyone tired of paying rent and ready to take the first step into homeownership, this property offers the space, updates, and location to make it happen. (id:6289)

Built in 1912



## Essential Information

Listing #	A2261085
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Square Footage	916
Acres	0.14
Year Built	1912
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	717 12b Street N
Subdivision	Senator Buchanan
City	Lethbridge
Province	Alberta
Postal Code	T1H2L8

## Amenities

Features	Back lane, PVC window, Closet Organizers
Parking Spaces	2
Parking	Other

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Freezer, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1

## Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office	REAL BROKER
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