



Anne French  
Your REALTOR®  
Love where you live.

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425 12B Street N  
Lethbridge, Alberta

MLS # A2167487



**\$324,900**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	736 sq.ft.	<b>Age:</b>	1944 (80 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, AC, sheds x 3

Welcome to 425 12b St N where you'll find the charm of a mature neighbourhood with beautiful trees and cute houses, but with ALL the modern updates already done for you. How's this for a list of recently done items - complete basement reno including all electrical, flooring and drywall (2024), all carpet upstairs (2024), upstairs bathroom reno and kitchen, complete with stunning granite countertops and new stainless steel appliances (2020), Hardie board siding and windows (2019), roof (2017), A/C (2018). To complete the package, you've got fantastic curb appeal, a beautiful yard with trees, fruit trees, a gazebo, sheds for storage, space for RV parking, and you back onto an alleyway - making it possible to build a garage down the road if you'd like.