

# \$399,900 - 412 12a Street N, Lethbridge

MLS® #A2245764

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,104 sqft  
Residential on 0.14 Acres

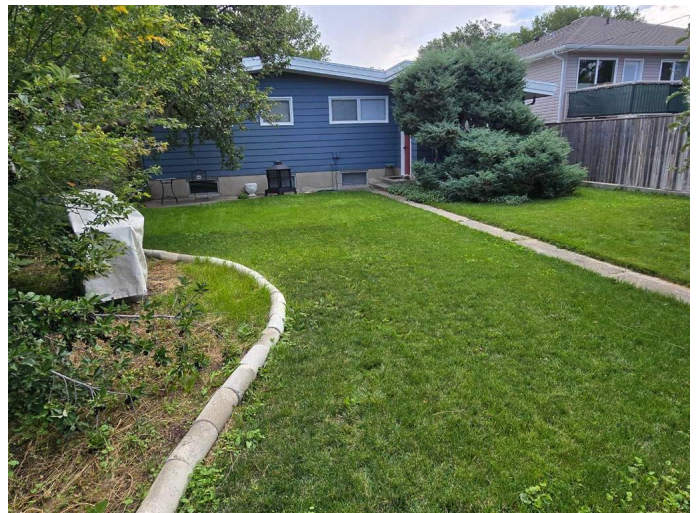
Senator Buchanan, Lethbridge, Alberta

Cross the threshold of this beautifully updated home in a sought-after Northside neighbourhood and see why itâ€™s the perfect place to call home! The bright, open-concept kitchen and living room are ideal for everyday living and entertaining. The main floor features updated kitchen cabinets, plumbing fixtures and appliances with 3 spacious bedrooms and a luxurious 4-piece bath, while the lower level offers 2 more bedrooms, another full bath, as well as a versatile space complete with cabinets, fridge, stove and dishwasherâ€”perfect for a possible suite. The entire house has updated light fixtures, electrical, door hardware, as well as new vinyl plank flooring and fresh paint throughout. A new hot water tank and newer roof are some of the additional updates to the home. A single attached garage covered carport and front driveway offer ample space for parking, and the backyard landscape hosts a variety of mature fruit bearing trees, bushes and vines that envelop the space, creating a beautiful and cozy private oasis. Set in a safe, mature, and extremely friendly neighborhood just a short distance from schools and amenities, this property offers the perfect balance of comfort, updates, and convenience.

You can make it yours, contact your realtor today!

Built in 1965

## Essential Information



MLS® #	A2245764
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	412 12a Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2J5

### Amenities

Parking Spaces	3
Parking	Attached Carport, Driveway, Single Garage Attached, Covered
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air
Cooling	Rooftop
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Private
Roof	Flat Torch Membrane
Construction	Concrete, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                August 5th, 2025

Days on Market           46

Zoning                      R-L

### **Listing Details**

Listing Office              Sunland Realty Corp.

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