



GRASSROOTS
REALTY GROUP

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322 12 Street N
Lethbridge, Alberta

MLS # A2329317



\$425,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,509 sq.ft.	Age:	1946 (80 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, washer, dryer, window coverings, light fixtures, kitchen island, portable floor air conditioner X 2

Homes like this don't come along often! Bursting with character, packed with thoughtful renovations, and filled with warmth, this one-of-a-kind North Lethbridge home perfectly blends timeless charm with modern updates while preserving the charm that makes it so special. Offering five bedrooms and two full bathrooms, there's room for the whole family to grow and thrive. Step inside this bright and airy home to discover a stunning interior featuring fresh paint throughout, beautiful wainscoting, eye-catching feature walls, and gorgeous hardwood flooring throughout much of the main level! The open-concept kitchen, dining, and living area is ideal for entertaining, complete with stainless steel appliances, plenty of cabinetry, and space for everyone to gather, while a versatile main-floor bedroom can easily serve as a home office, guest room, or playroom. Upstairs you'll find two spacious bedrooms with beautiful hardwood floors, while the lower level offers two more generous bedrooms, a large full bathroom, and exceptional storage space. You will be impressed with how much natural light shines throughout this home. Outside, the immaculate backyard is ready to impress with lush green grass, a beautiful deck, mature trees, RV parking, and convenient back alley access, while the heated triple-detached shop with a workbench is perfect for outdoor enthusiasts, hobbyists, or anyone needing incredible workspace and room for multiple vehicles! From the charming front yard with colourful flowers, its own mailbox, and outstanding curb appeal to the meticulous updates found throughout, this home is truly brimming with character, love, and pride of ownership. If you've been waiting for a home that's anything but ordinary, and is a short walk to downtown and the mall, this is your opportunity—call your REALTOR®; today and book your private showing!

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