



GRASSROOTS
REALTY GROUP

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419 12B Street N
Lethbridge, Alberta

MLS # A2346100

\$307,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: NA

Northside Blue Haven - This charming and cozy home nestled in a quiet Northside neighbourhood of Lethbridge. This inviting bungalow offers a warm and comfortable living space perfect for those seeking a peaceful retreat with character. Step onto the front porch and into a bright main floor featuring an open living and dining area that flows seamlessly into a well appointed kitchen complete with dark cabinetry, stainless steel appliances, and ample counter space. The main level also includes a comfortable bedroom, a full bathroom, and a practical mudroom for everyday convenience. Upstairs you will find a second bedroom with a walk in closet and a convenient two piece bath, providing flexible options for guests or a home office. The unfinished basement offers generous storage and utility space, while the heated detached garage adds valuable extra room for vehicles or hobbies. Equipped with Central A/C, it is a cool escape from the hot summer days. With its neat lawn, classic curb appeal, and serene setting, this small yet thoughtfully designed home is ready to welcome you with open arms and a true sense of belonging.