

# \$450,000 - 1115 12b Street N, Lethbridge

MLS® #A2216261

**\$450,000**

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.14 Acres

St Edwards, Lethbridge, Alberta

A prime northside location—situated directly across from St. Paul's Elementary School in a fantastic, peaceful, family-friendly neighbourhood, get ready for this incredibly updated beauty!! With eye-catching curb appeal, a green stucco exterior, and a mature tree out front, this home welcomes you with warmth and charm from the moment you arrive! Step inside to find a thoughtfully designed layout featuring hardwood floors, quartz countertops, and stainless steel appliances, including a gas stove that's perfect for cooking enthusiasts! The main level living room is filled with natural light thanks to all new windows upstairs and has gorgeous hardwood floors, creating a bright and inviting space for everyday living and entertaining! The two upstairs bedrooms showcase beautifully stained original hardwood floors, blending classic charm with refreshed style! Downstairs, the spacious family room offers even more room to relax, host guests, or enjoy a movie night, complete with brand new carpet for added comfort and a fresh, updated feel! This home features four bedrooms and two full bathrooms, including a stunningly renovated downstairs bathroom with a walk-in shower that's sure to impress! Outside is just as incredible as the interior—enjoy summer evenings on the back deck complete with a beautiful gazebo, or spend time in the landscaped front and backyard filled with green grass and a gorgeous zeroscaped feature area. A massive garden shed offers all



the extra storage you need for tools and equipment! An enclosed carport and a heated, oversized double detached garage give you all the parking and storage space you could ask for! This home truly has it all—location, comfort, and style in one incredible package! Don't wait—contact your REALTOR® and book your showing today!

Built in 1961

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216261    |
| Price          | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 938         |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1115 12b Street N |
| Subdivision | St Edwards        |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 2M5           |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 3                                        |
| Parking        | Attached Carport, Double Garage Detached |
| # of Garages   | 2                                        |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage                         |
| Lot Description   | Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco                          |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 5             |
| Zoning         | R-L           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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