

# \$349,900 - 1107 12 Avenue N, Lethbridge

MLS® #A2251874

**\$349,900**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.14 Acres

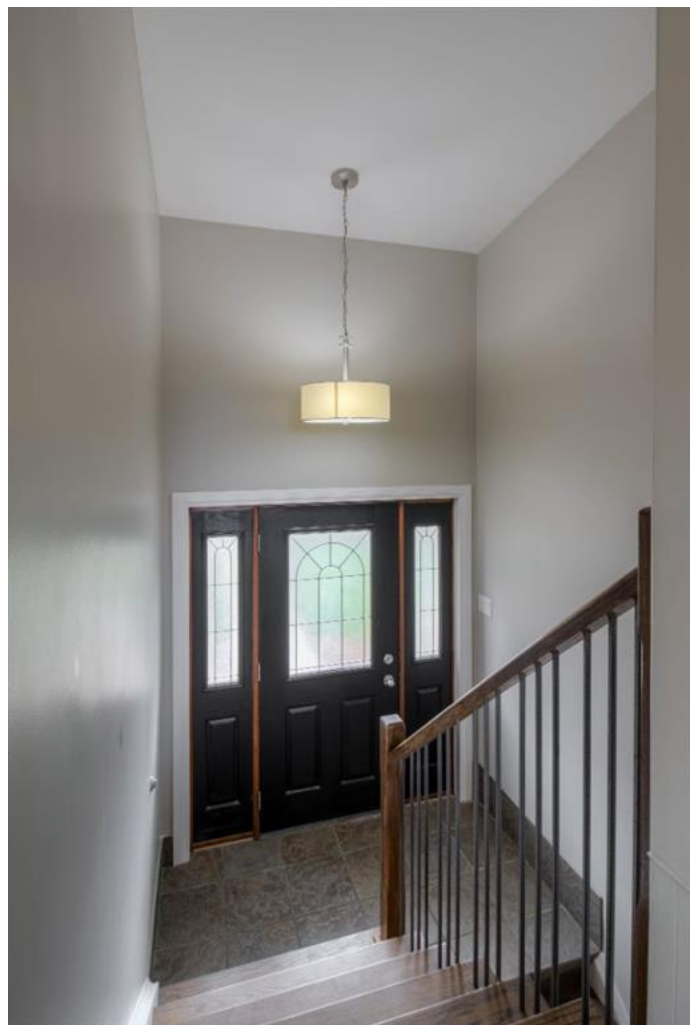
NONE, Lethbridge, Alberta

Step inside this beautifully updated bi-level in a sought-after Northside neighbourhood and see why it's the perfect place to call home! Beautiful hardwood flooring runs throughout the main living areas and bedrooms, downstairs features new vinyl plank flooring, while the bathrooms and utility room shine with new linoleum. The bright, open-concept kitchen and living room are ideal for everyday living and entertaining. Upstairs you'll find 2 comfortable bedrooms and a full bath, while the lower level offers 2 more bedrooms, another full bath, and a versatile space complete with cabinets and a sink—perfect for a hobby area, bar, or even the potential for a future suite.

This home is packed with curb appeal thanks to its classic brick front, freshly painted accents, and brand-new landscaping. The backyard is a dream—large and fully accessible with back alley entry, a wide gate, and a parking pad ready for your RV or extra vehicles. A cozy back porch adds the perfect spot to relax and unwind.

Set in a safe, mature, and extremely friendly neighbourhood just steps from a school, this property offers the perfect balance of comfort, updates, and convenience. All that's left is for you to move in and make it your own! Contact your favourite REALTOR® today to view!

Built in 1959



## Essential Information

MLS® #	A2251874
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1107 12 Avenue N
Subdivision	NONE
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1P7

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Chandelier, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting

Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	August 30th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Grassroots Realty Group
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