

# \$400,000 - 742 12c Street N, Lethbridge

MLS® #A2254687

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.09 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to 742 12C Street North—a fully renovated home that seamlessly blends modern comfort with the rich history of North Lethbridge, nestled in the heart of the Senator Buchanan neighbourhood.

This three-bedroom, two-bathroom home has been completely redone from top to bottom, showcasing extensive upgrades in flooring, plumbing, electrical, and vinyl windows, along with modern appliances that elevate both convenience and style. A heated single-car garage adds year-round practicality, while the spacious yard offers the perfect mix of privacy and neighbourhood connection. Inside, two generous living areas, bright open interiors, and contemporary finishes make this property truly turnkey and move-in ready.

The location puts everything within reach—schools, playgrounds, and two dog parks are just steps away, with excellent access to shopping, Legacy Park, ice rinks, and the city's extensive coulee trail system.

Living here is more than just owning a house—it's joining a vibrant, historic community. With its modern upgrades, cozy charm, and complete renovation, this home is a rare find and a welcoming haven, ready for its next family.

This home offers three bedrooms, two full bathrooms, and two spacious living areas,



providing flexibility for families of all sizes. Every detail has been carefully updated to create a space that feels brand new, including bright, open interiors and stylish finishes throughout. The heated garage adds convenience year-round, while the large yard offers both privacy and connection to the surrounding neighbourhood.

Living here means more than just owning a home—it’s being part of a community with rich history and modern amenities. Nearby, you’ll find schools, playgrounds, parks, two dog parks, the Berte Grocery building—a landmark of Northside history—and excellent access to shopping, Legacy Park, ice rinks, and the city’s extensive coulee trail system. With its balance of historic roots and contemporary upgrades, this property is truly move-in ready and offers a rare opportunity to own a piece of North Lethbridge’s living history.

Built in 1922

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254687          |
| Price          | \$400,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,177             |
| Acres          | 0.09              |
| Year Built     | 1922              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|         |                  |
|---------|------------------|
| Address | 742 12c Street N |
|---------|------------------|

|             |                  |
|-------------|------------------|
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2N7          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 1                                                                 |
| Parking        | Heated Garage, Insulated, Gravel Driveway, Single Garage Detached |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Storage                         |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Fire Pit                                                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting, City Lot, Few Trees, Treed, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Brick, Concrete, Stucco, Wood Frame, Cement Fiber Board                                                   |
| Foundation        | Poured Concrete                                                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 40                  |
| Zoning         | R-L                 |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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