

# \$279,000 - 516 12 A Street N, Lethbridge

MLS® #A2227280

## \$279,000

2 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

Welcome to this charming gem of a home! Lovingly cared for by the owner in her over 20 years of enjoying this home and it shows. Many recent upgrades include all freshly painted, flooring, vanities, newly installed shower set up and fixtures in the claw foot tub, counter tops, backsplash, updated porches front & back, newer furnace and hot water tank, new roof, eaves & fascia, exterior paint and new exterior doors, and even the ducts recently cleaned. Lots of off street parking with city permitted front curb and driveway and additional parking off the lane behind fenced back yard. The large back yard also has plenty of space to build a garage. This is the perfect move in ready home. The well established beautiful old growth treed area offers a neighbourhood rich in history with large yards and close to schools, parks, shopping and more. The ideal first home buyer appeal to get into the market, or an ideal scale down living bungalow, or a great revenue property. Don't miss out - get out to see this lovely home in a great community today!

Built in 1936

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2227280  |
| Price     | \$279,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 801         |
| Acres          | 0.11        |
| Year Built     | 1936        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 516 12 A Street N |
| Subdivision | Westminster       |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 2J8           |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 4                                                                       |
| Parking        | Driveway, Off Street, Parking Pad, See Remarks, Front Drive, Rear Drive |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | No Smoking Home, See Remarks |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | Window Unit(s)               |
| Has Basement      | Yes                          |
| Basement          | Unfinished, See Remarks      |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                              |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lighting, Treed, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Mixed                                                                                                     |
| Foundation        | Poured Concrete                                                                                           |

### Additional Information

Date Listed June 4th, 2025

Days on Market 74

Zoning R-L

### **Listing Details**

Listing Office CIR REALTY



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.