

# \$285,000 - 516 12 A Street N, Lethbridge

MLS® #A2227280

## \$285,000

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, 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	\$285,000
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	2
Parking	Driveway, Front Drive, Off Street, Parking Pad, Rear Drive, See Remarks

### 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	See Remarks, Unfinished

### Exterior

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

### Additional Information

Date Listed	June 4th, 2025
-------------	----------------

Days on Market	6
Zoning	R-L

### **Listing Details**

Listing Office	CIR REALTY
----------------	------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.