

# \$409,900 - 742 12c Street N, Lethbridge

MLS® #A2254687

**\$409,900**

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 combines modern comfort with the deep-rooted history of North Lethbridge. Located in the Senator Buchanan neighbourhood, this property sits in a community shaped by the city's early coal mining and railway days, where 13th Street North once served as the bustling heart of shops, services, and gathering places for hardworking immigrant families. The area retains its historic character while benefiting from ongoing revitalization, making it one of Lethbridge's most unique and desirable places to live.

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          | \$409,900         |
| 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        | Gravel Driveway, Heated Garage, Insulated, Single Garage Detached |
| # of Garages   | 1                                                                 |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,    |

|              |                                         |
|--------------|-----------------------------------------|
|              | Refrigerator, Washer/Dryer              |
| Heating      | Mid Efficiency, Forced Air, Natural Gas |
| Cooling      | None                                    |
| Has Basement | Yes                                     |
| Basement     | Finished, Full                          |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 14                  |
| Zoning         | R-L                 |

## Listing Details

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

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