

644 12 Street N
Lethbridge, Alberta

MLS # A2249555



\$234,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1931 (94 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

Welcome to this character-filled bungalow situated on a spacious corner lot in a well-established neighbourhood. Perfectly located right across the street from an elementary school, this home offers both convenience and community—ideal for first-time buyers or young families. Inside, you’ll find two generously sized bedrooms and a practical layout that flows easily from the cozy living room—complete with a classic brick fireplace—to the dining area and into the kitchen. The home maintains its original charm while offering plenty of potential for modern updates. Step outside to a fully fenced, oversized yard—perfect for kids, pets, or future landscaping projects. A single detached garage accessed via the back lane provides added storage and off-street parking. This is a great opportunity to own a solid, well-located home with room to make it your own. Don’t miss out on this affordable entry into a desirable neighbourhood!