

# \$375,000 - 1419 12 Avenue N, Lethbridge

MLS® #A2201934

## \$375,000

5 Bedroom, 2.00 Bathroom, 1,821 sqft  
Residential on 0.17 Acres

Winston Churchill, Lethbridge, Alberta

Here is a fantastic family home with plenty to offer!!! Features include more than 1800 square feet on 3 levels above grade, a walk-out from the 3rd level to the private back yard, a bright, sun-filled South facing floor-plan, 3 + 2 bedrooms, 3 separate living spaces, a beautiful yard space with an over-sized deck, patio, and outdoor kitchen, front off street parking and an enormous 20 x 32 foot garage!!! The ultra quiet location is close to schools, shopping and transportation, and just steps away from Norbridge park and playground! Your new home awaits! Note: The basement bedroom window may not meet current egress requirements.

Built in 1957

### Essential Information

MLS® #	A2201934
Price	\$375,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,821
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active



## Community Information

Address	1419 12 Avenue N
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1R2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Bar Fridge, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Barbecue
Lot Description	Back Lane, Treed
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Stone
Foundation	Brick/Mortar

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

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,,ç. 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.