

# \$450,000 - 325 12 Street S, Lethbridge

MLS® #A2203711

**\$450,000**

6 Bedroom, 3.00 Bathroom, 2,160 sqft

Residential on 0.09 Acres

London Road, Lethbridge, Alberta

**Legally Suited & Full of Character!**

Charming home offers endless possibilities—live in one unit and rent the other, rent both for great cash flow, or enjoy the entire space as a spacious 6-bedroom home. With tall ceilings, beautiful hardwood floors, and unique character throughout, this property is anything but cookie-cutter. Whether you're an investor or a homeowner looking for flexibility, this one checks all the boxes.

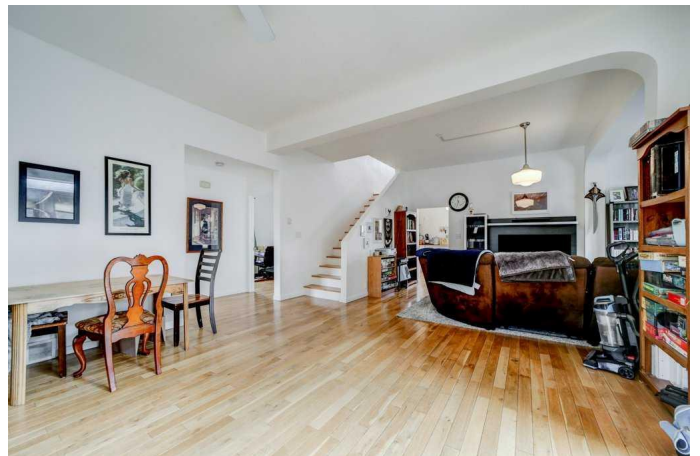
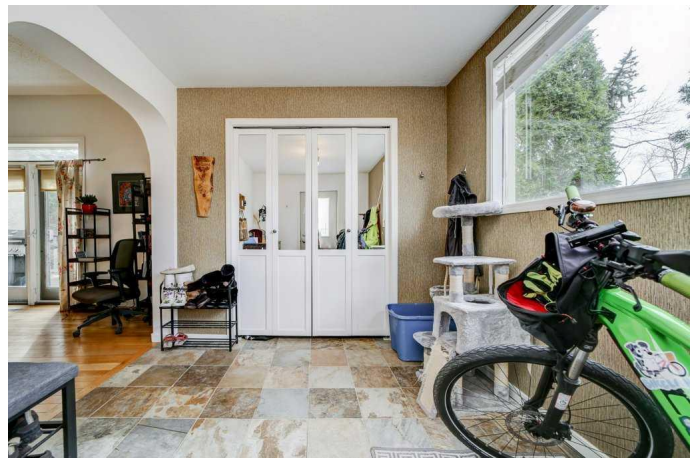
Built in 1929

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203711    |
| Price          | \$450,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,160       |
| Acres          | 0.09        |
| Year Built     | 1929        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 325 12 Street S |
| Subdivision | London Road     |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1J 2R3    |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Off Street, Parking Pad, Unpaved |

### **Interior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | High Ceilings                                |
| Appliances        | None                                         |
| Heating           | Baseboard, Forced Air, Natural Gas, Electric |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Full, Suite                                  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | R-L              |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Winston Browne |
|----------------|----------------|

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