

# \$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.

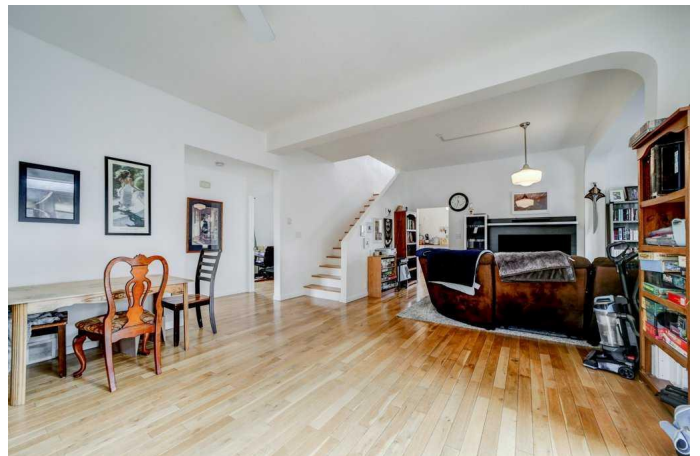
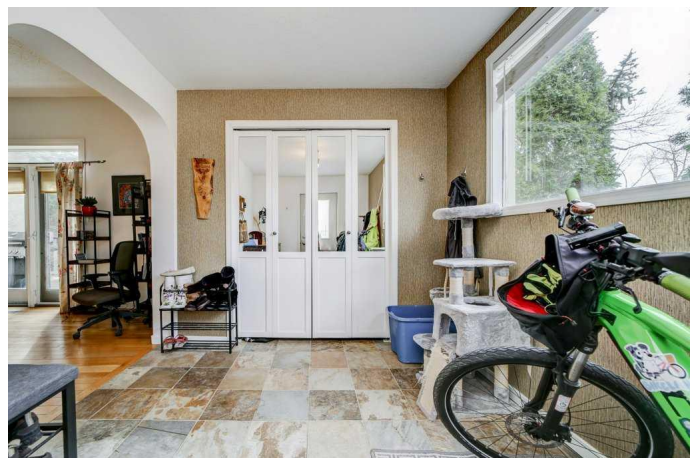
Built in 1929

## 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, Electric, Forced Air, Natural Gas
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	32
Zoning	R-L

### **Listing Details**

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

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.