

# \$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.

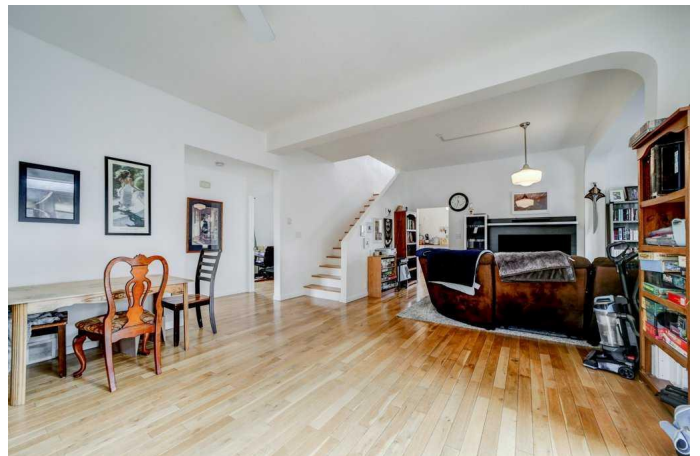
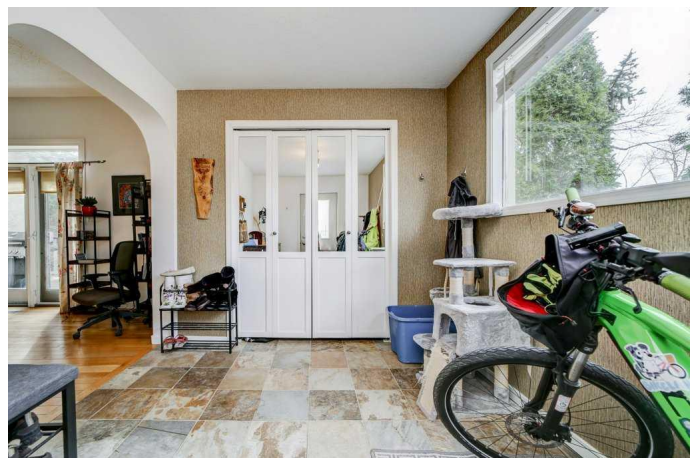
Built in 1929

## 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	40
Zoning	R-L

### **Listing Details**

Listing Office	Winston Browne
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