

\$385,000 - 726 12a Street N, Lethbridge

MLS® #A2199899

\$385,000

3 Bedroom, 2.00 Bathroom, 733 sqft
Residential on 0.12 Acres

Senator Buchanan, Lethbridge, Alberta

Charming Home with Income-Generating, non-approved Basement Suite in North Lethbridge! Welcome to 726 12A Street North, a fantastic investment opportunity or perfect home for those looking to supplement their mortgage! This well-maintained property features a one-bedroom non-approved basement suite with a separate entrance, making it ideal for generating rental income, hosting extended family, or providing additional living space. The main home boasts a bright and airy open-concept living area filled with natural light, creating a warm and inviting atmosphere. With two spacious bedrooms and one bathroom, this level is thoughtfully designed for comfortable living. The functional kitchen and dining area offer plenty of space for cooking and entertaining. Downstairs, the self-contained suite offers a spacious one-bedroom, one-bathroom layout, ensuring privacy and convenience for tenants or guests. Separate entry access makes this an appealing option for renters, increasing the home's investment potential. Outside, enjoy a great-sized backyard, perfect for summer BBQs, gardening, or relaxing with family and friends. The backyard also features a built-in hot tub with a beautiful deck around it, creating an ideal space for entertaining guests. Located in a prime North Lethbridge neighbourhood, this home is close to schools, parks, shopping centers, and tons of local businesses, making daily life convenient and enjoyable. Whether you're an investor,



first-time buyer, or looking for a home with a mortgage helper, this property checks all the boxes!

Built in 1908

Essential Information

MLS® #	A2199899
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	733
Acres	0.12
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	726 12a Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2K3

Amenities

Parking	None
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Interior

Interior Features	Bar, Bookcases, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Electric Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	27
Zoning	RL

Listing Details

Listing Office	REAL BROKER
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