

# \$439,900 - 330 12 Street S, Lethbridge

MLS® #A2207916

**\$439,900**

3 Bedroom, 2.00 Bathroom, 2,143 sqft

Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Looking for a charming London Road home that's move-in ready? Situated on a large lot, this property offers over 2,100 square feet of developed space above ground, plus an undeveloped basement with high ceilings, providing plenty of potential.

Located at 330 12th Street South, this home is full of character, with the added benefit of major updates already completed—including upgraded wiring, plumbing, many newer windows, and a new roof in 2013.

The main floor features a bright living room with a gas fireplace, an updated kitchen, dining area, den, full bath, and a family room. At the back, a spacious addition is currently used as a second family room but could easily be converted into a main-floor bedroom if needed.

Upstairs, you'll find three bedrooms including the primary, along with a generous bathroom that retains its vintage charm with a clawfoot tub.

The yard is fully fenced and private, and there's a detached double garage. Located within walking distance to the Yates Centre and local restaurants, this home offers the perfect blend of character, comfort, and convenience.



Contact a REALTOR® today to schedule your showing. Flexible possession available.

Built in 1936

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207916          |
| Price          | \$439,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 2,143             |
| Acres          | 0.14              |
| Year Built     | 1936              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 330 12 Street S |
| Subdivision | London Road     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 2R1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Crown Molding, Granite Counters, High Ceilings, Storage, Central Vacuum                            |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |

|                 |                     |
|-----------------|---------------------|
| Fireplace       | Yes                 |
| # of Fireplaces | 1                   |
| Fireplaces      | Gas                 |
| Has Basement    | Yes                 |
| Basement        | Partial, Unfinished |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Mixed   |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | R-L(L)           |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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