

# \$220,000 - 838 12 St Street N, Lethbridge

MLS® #A2234491

## \$220,000

1 Bedroom, 1.00 Bathroom, 763 sqft

Residential on 0.11 Acres

Senator Buchanan, Lethbridge, Alberta

Investor's, First time property buyers, or Home Flippers this is a must see! Cute 1 bedroom house on a nice sized lot. Features a double garage, underground sprinklers, gas lamp, awnings and a nice layout. Home was just professionally cleaned so its ready to move in or start renos to add your own touch and style to the property. There is potential to put another room downstairs if windows were made egress, just down the back alley there is a school with a playground as well.

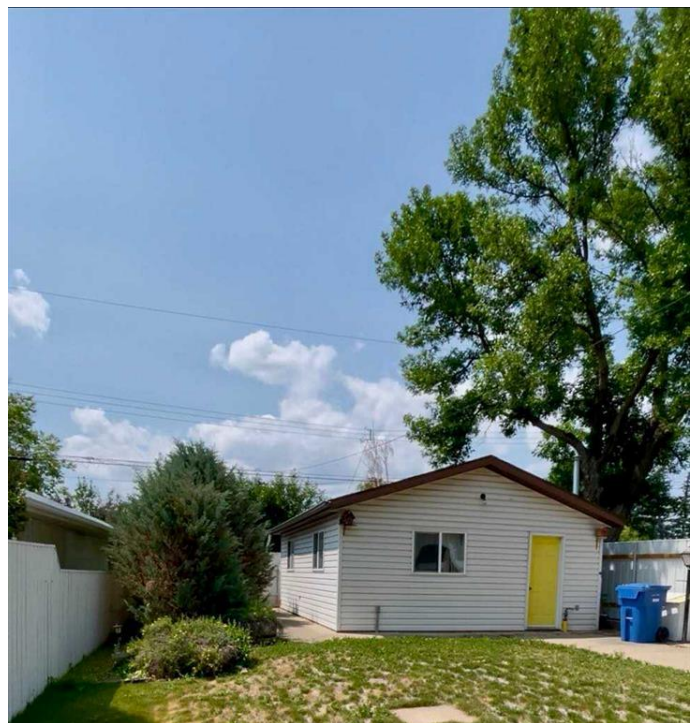
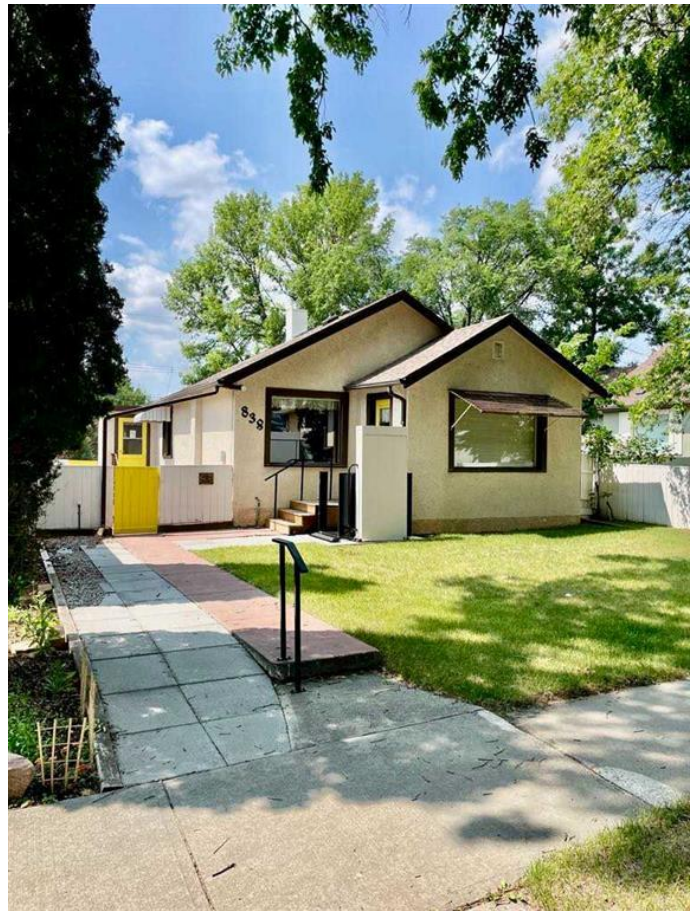
Built in 1940

## Essential Information

MLS® #	A2234491
Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	763
Acres	0.11
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	838 12 St Street N
Subdivision	Senator Buchanan



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2H6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Electric Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Courtyard, Private Yard, Rain Gutters, Awning(s)
Lot Description	City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers, Cleared
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	13
Zoning	R-L

### Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.