

# \$405,000 - 326 12 Street S, Lethbridge

MLS® #A2236295

**\$405,000**

3 Bedroom, 2.00 Bathroom, 2,034 sqft

Residential on 0.13 Acres

London Road, Lethbridge, Alberta

Step into a world of charm and character with potential galore in this two-story home, originally built in 1906. You are greeted by beautiful oak wainscoting, detailed architraves, and elegant French doors, all under 9'™ ceilings. The one and a quarter inch solid oak hardwood floors guide you through multiple dining and living spaces on the main floor. As you enter, you'll find a covered veranda with a quaint vestibule area. To the right, an original brick fireplace with electric insert is flanked by oak bookshelves, while bay configuration windows overlook the inviting front yard. A secondary living area seamlessly flows into the formal dining room, providing the perfect setting for gatherings.

At the back of the home, a late '90s kitchen awaits, featuring stunning granite countertops, an undermount stainless steel sink, and a gas cooktop. From here, you can look out onto an oversized dining space with tiled floors and unique vaulted ceiling.

Ascend the wide staircase, which boasts an oak railing, and be welcomed by a large window at the top. The hardwood floors continue throughout this level, which houses three spacious bedrooms and a full bathroom that was renovated just ten years ago, complete with a 5-foot tub/shower. The primary bedroom, located at the front of the home, features three closets in the dressing area and access to an upper veranda that needs repair.

Recent updates include a new furnace and hot



water tank installed in 2021, as well as a new roof completed in 2022. The expansive backyard offers a large deck that awaits your landscaping ideas. This property is a handyman's dream, brimming with potential, including the possibility of hidden hardwood under the carpet at the entrance.

The basement boasts ample development potential, complete with a vintage entrance beneath the hot tub space. Set on a generous 44' x 125' lot, this home also features a large double detached garage 22' X 22'. The front yard is enclosed with a charming fence, lush greenery, and a welcoming gate. Don't miss the opportunity to bring this historic beauty back to life and make it your own!

Built in 1907

**Essential Information**

MLS® #	A2236295
Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,034
Acres	0.13
Year Built	1907
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	326 12 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1J 2R1

### Amenities

Parking Spaces 2  
Parking Alley Access, Double Garage Detached, On Street  
# of Garages 2

### Interior

Interior Features Bookcases, French Door, Granite Counters, High Ceilings, Natural Woodwork  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Three-Sided  
Has Basement Yes  
Basement Partial, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Aluminum Siding, Brick, Composite Siding  
Foundation Block, Poured Concrete

### Additional Information

Date Listed July 4th, 2025  
Days on Market 3  
Zoning R-L(L)

### Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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.