

\$289,900 - 1009 12b Street N, Lethbridge

MLS® #A2247692

\$289,900

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.09 Acres

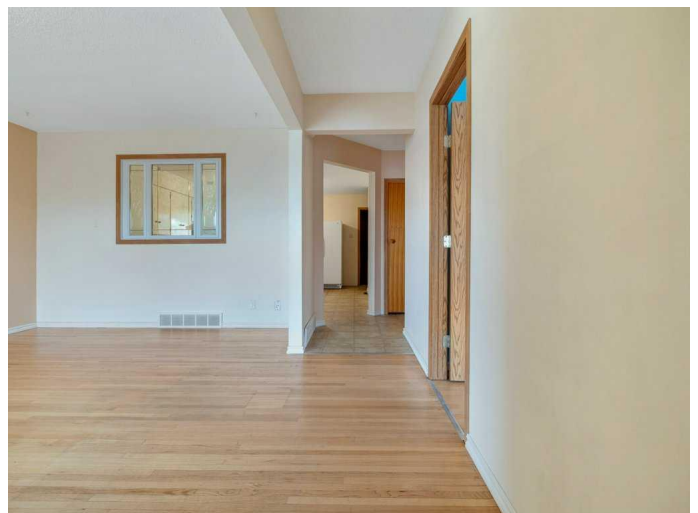
St Edwards, Lethbridge, Alberta

Here's a great investment opportunity that doesn't come around often. At over 1000 square feet; this generously sized half duplex, located right across from St. Paul School, offers 4 sizeable bedrooms and 2 bathrooms, plus a large double detached garage (built in 2009). The illegal 2 bedroom basement suite boasts massive windows filling the whole area with natural light; which is conveniently equipped with it's own entry and separate washer/dryer. Located at the quiet end of 12B St N, this low maintenance and affordable home is your chance at an all around income generator, or else a starter home with a mortgage helper. So come take a look and realize the opportunity here!

Built in 1967

Essential Information

MLS® #	A2247692
Price	\$289,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.09
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow



Status	Active
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Community Information

Address	1009 12b Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2M5

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Separate Entrance, Vinyl Windows
Appliances	Freezer, Microwave
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	8
Zoning	R-L

Listing Details

Listing Office	Initia Real Estate
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