

# \$234,900 - 644 12 Street N, Lethbridge

MLS® #A2249555

**\$234,900**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.16 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to this character-filled bungalow situated on a spacious corner lot in a well-established neighbourhood. Perfectly located right across the street from an elementary school, this home offers both convenience and community—ideal for first-time buyers or young families.

Inside, you'll find two generously sized bedrooms and a practical layout that flows easily from the cozy living room—complete with a classic brick fireplace—to the dining area and into the kitchen. The home maintains its original charm while offering plenty of potential for modern updates.

Step outside to a fully fenced, oversized yard—perfect for kids, pets, or future landscaping projects. A single detached garage accessed via the back lane provides added storage and off-street parking.

This is a great opportunity to own a solid, well-located home with room to make it your own. Don't miss out on this affordable entry into a desirable neighbourhood!

Built in 1931

## Essential Information

MLS® # A2249555

Price \$234,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 920         |
| Acres          | 0.16        |
| Year Built     | 1931        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 644 12 Street N  |
| Subdivision | Senator Buchanan |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 2H1          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                             |
| Appliances        | Refrigerator, Stove(s)                  |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Fireplace         | Yes                                     |
| # of Fireplaces   | 1                                       |
| Fireplaces        | Living Room, Wood Burning, Brick Facing |
| Basement          | None                                    |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, Wood Siding                     |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 18th, 2025  
Days on Market            1  
Zoning                      R-L

**Listing Details**

Listing Office              REAL BROKER

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