

325 12 Street S
Lethbridge, Alberta

MLS # A2203711



\$450,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	1929 (96 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Baseboard, Electric, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge (x2), Stove (x2), Washer (x2) Dryer (x2)

Legally Suited & Full of Character! Charming home offers endless possibilities—live in one unit and rent the other, rent both for great cash flow, or enjoy the entire space as a spacious 6-bedroom home. With tall ceilings, beautiful hardwood floors, and unique character throughout, this property is anything but cookie-cutter. Whether you're an investor or a homeowner looking for flexibility, this one checks all the boxes.