

# \$259,000 - 623 12c Street N, Lethbridge

MLS® #A2245563

## \$259,000

2 Bedroom, 1.00 Bathroom, 729 sqft

Residential on 0.12 Acres

Senator Buchanan, Lethbridge, Alberta

2-Bedroom Bungalow in Quiet Neighborhood

â€“ Ideal for Investors or First-Time Buyers

Welcome to this 1946-built bungalow offering functionality, and great potential. Located in a quiet, well-established neighborhood, this 2-bedroom, 1-bath home is a perfect opportunity for first-time buyers or savvy investors looking to build equity.

The home features a newer roof on both the house and the detached 23' x 20' garage, providing peace of mind and long-term value. The partially developed basement offers extra space for storage or future living areaâ€”just waiting for your finishing touch.

Enjoy the simplicity of bungalow living with a practical layout and a location close to amenities, schools, and public transit.

Donâ€™t miss out on this affordable, well-maintained property with tons of potential!

Built in 1946

## Essential Information

MLS® #	A2245563
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	729
Acres	0.12
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	623 12c Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2N6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 6th, 2025
Days on Market	1

Zoning R

## Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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