

\$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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.