

# \$224,900 - 828 12 Street N, Lethbridge

MLS® #A2250533

**\$224,900**

2 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.11 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to this inviting 3-bedroom home in Lethbridge's Senator Buchanan neighborhood—a community known for its quiet streets, friendly neighbors, and a perfect mix of established charm with newer infill homes.

From the moment you arrive, you'll notice the thoughtful updates that make this property stand out. The home features a newer roof, vinyl siding, updated electrical, and a modern energy-efficient furnace—giving you peace of mind for years to come. Inside, you'll find stylish vinyl plank flooring and a beautifully renovated bathroom that add comfort and warmth to everyday living.

One of the rare perks of this property is its developed basement. While many homes in the area only offer crawl spaces or low-ceiling basements, this home provides that valuable extra living space—perfect for a hobby space or extra storage.

The exterior is just as appealing, with a carport out front for convenient parking, a powered shed/workshop in the back, and a large backyard that opens directly onto Senator Buchanan School and green space—ideal for families, pets, or simply enjoying a peaceful evening.

Location is another highlight. You're within walking distance of the local convenience



store, Adams Ice Arena, and the neighborhood dog park, while quick access to Scenic Drive, Stafford Road, and 13 Street makes getting anywhere in the city a breeze.

This home is perfect for first-time buyers or anyone looking to downsize into a low-maintenance, easy-to-love property in a neighborhood that continues to grow in value.

Donâ€™t miss this rare opportunityâ€”homes like this in Senator Buchanan donâ€™t come along often!

Built in 1939

**Essential Information**

MLS® #	A2250533
Price	\$224,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.11
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	828 12 Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2H6

**Amenities**

Parking Spaces	3
----------------	---

Parking	Alley Access, Attached Carport, Driveway, Front Drive, Off Street, On Street, RV Access/Parking
---------	---

## Interior

Interior Features	Closet Organizers, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 28th, 2025
Zoning	R-L

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

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