

\$270,000 - 726 12b Street N, Lethbridge

MLS® #A2268637

\$270,000

1 Bedroom, 1.00 Bathroom, 974 sqft

Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

Welcome to this inviting and well maintained home featuring a bright, cozy living area with a gas fireplace and plenty of natural light. The main floor offers a well appointed kitchen and dining area, along with a comfortable bedroom and a full four-piece bathroom. Downstairs, youâ€™ll find a partially finished basement with laundry, utilities, and an abundance of storage space; perfect for staying organized. Step outside to enjoy the lovely deck area, ideal for relaxing or entertaining, and take in the beautifully landscaped, low-maintenance yard complete with a charming gazebo and cozy fire pit area. Parking is a breeze with a front driveway, fenced rear parking pad (with alley access) and a single garage; perfect for a small SUV, car, or motorbikes. The garage features updated roof and siding (completed summer 2025). Inside, the home has seen many thoughtful updates including a new hot water tank, new toilet and refreshed finishes by the current owner. The previous owner upgraded plumbing, electrical, and insulation, giving you peace of mind for years to come. Situated on a generous sized lot, this property offers space, comfort, and style blending the perfect combination of character and convenience.

Built in 1908

Essential Information

MLS® #

A2268637



Price	\$270,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	974
Acres	0.14
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	726 12b Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2L9

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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