

\$339,900 - 406 12 Avenue N, Lethbridge

MLS® #A2270947

\$339,900

5 Bedroom, 3.00 Bathroom, 1,073 sqft
Residential on 0.12 Acres

Staffordville, Lethbridge, Alberta

If you've been waiting for a home with truly jaw-dropping views, this might be one of the best vantage points in the entire city. Perched above the coulees with a massive picture window framing the scenery, this illegally suited property is the kind of place that quietly flexes the moment you step inside. The main floor has a layout that just makes sense for first-time buyers or investors, with a bright open-concept living and dining area and three comfortable bedrooms tucked down the hall. The primary suite even has its own 2-piece ensuite—always a bonus in this price point.

The kitchen is spacious, practical, and loaded with counterspace, and the window over the sink looks out to a mature, wide backyard that feels like its own little retreat. With alley access and off-street parking back there, it's set up perfectly for guests, renters, or just everyday convenience. Updates like a newer roof and PVC windows mean the big-ticket items are already handled.

Downstairs, the basement illegal suite has a separate entrance, making it easy to live up/rent down or simply use the extra space for family. It features two more bedrooms with proper egress vinyl windows, a functional kitchen, and its own 3-piece bathroom. It's a smart setup with flexibility for different living arrangements, and the layout keeps both levels feeling private and comfortable.



Built in 1971

Essential Information

MLS® #	A2270947
Price	\$339,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	406 12 Avenue N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2J6

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2025
Days on Market	2
Zoning	R-L

Listing Details

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

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.