

\$249,900 - 717 12b Street N, Lethbridge

MLS® #A2261085

\$249,900

2 Bedroom, 1.00 Bathroom, 916 sqft

Residential on 0.14 Acres

Senator Buchanan, Lethbridge, Alberta

Step into a home that makes ownership feel exciting instead of overwhelming. Inside, you'll find an open main living area where the kitchen flows right into the living space — perfect for everyday life and easy gatherings. The kitchen itself is sharp and modern, with dark wood cabinets, bamboo countertops, and newer appliances that mean less worry and more enjoyment.

Two large bedrooms and a refreshed four-piece bathroom keep things comfortable on the main floor, while the unfinished basement adds usable square footage for storage, hobbies, or even your own gaming setup.

This home has already had the expensive upgrades taken care of — the roof was replaced just a few years ago, PVC windows have replaced the old wood frames, and the updates throughout give a fresh, move-in-ready feel.

Out back, the yard stretches wide with enough room for a future garage, shop, or an RV pad. A long front driveway means you'll never have to circle for parking.

Located in Senator Buchanan, you'll be surrounded by friendly neighbors and only blocks from 13th Street's grocery stores, coffee shops, and everyday conveniences — with downtown minutes away.



For anyone tired of paying rent and ready to take the first step into homeownership, this property offers the space, updates, and location to make it happen.

Built in 1912

Essential Information

MLS® #	A2261085
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	916
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	717 12b Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2L8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows, Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Storage, Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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