

# \$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 |
| Zoning      | R-L                |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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