

\$385,000 - 1730 12 Avenue S, Lethbridge

MLS® #A2261598

\$385,000

6 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.13 Acres

Agnes Davidson, Lethbridge, Alberta

Nestled in a beautiful tree filled neighbourhood on the south side of Lethbridge, this home sits on a generous lot with a nice backyard and a single attached garage. It combines the charm of an established area with a versatile layout that works equally well for investors or first time buyers. The main level features a bright and welcoming living room with plenty of space for relaxing or entertaining. The adjoining dining area flows into a functional kitchen that is well laid out for everyday meals. Down the hall are three good sized bedrooms, one of which has been set up with main floor laundry for added convenience. This level offers comfortable living for an owner occupier or a desirable rental unit for investors. The lower level offers a fully legal basement suite that can generate immediate income or provide a private space for extended family. It includes a spacious and functional kitchen, a comfortable living room, and a three piece bathroom with a standing shower. There are three bedrooms in the suite, and because one of the bedrooms does not have a closet it would also make a great office or flex room. Separate living spaces like this are rare to find and add tremendous value for buyers looking for mortgage help or strong rental returns. Outside you will enjoy the mature trees and a private backyard with room for gardens, play or outdoor entertaining. The single attached garage offers secure parking and additional storage. With its prime south side location close to schools, parks, shopping and



amenities, this property offers both lifestyle and income potential. Whether you are an investor looking for a turnkey rental property with a legal suite or a first time buyer who wants to offset your mortgage with basement income, this home delivers an exceptional opportunity.

Built in 1952

Essential Information

MLS® #	A2261598
Price	\$385,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.13
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1730 12 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0N2

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	36
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.