

# \$439,900 - 330 12 Street S, Lethbridge

MLS® #A2207916

**\$439,900**

3 Bedroom, 2.00 Bathroom, 2,143 sqft

Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Looking for a charming London Road home that's move-in ready? Situated on a large lot, this property offers over 2,100 square feet of developed space above ground, plus an undeveloped basement with high ceilings, providing plenty of potential.

Located at 330 12th Street South, this home is full of character, with the added benefit of major updates already completed—including upgraded wiring, plumbing, many newer windows, and a new roof in 2013.

The main floor features a bright living room with a gas fireplace, an updated kitchen, dining area, den, full bath, and a family room. At the back, a spacious addition is currently used as a second family room but could easily be converted into a main-floor bedroom if needed.

Upstairs, you'll find three bedrooms including the primary, along with a generous bathroom that retains its vintage charm with a clawfoot tub.

The yard is fully fenced and private, and there's a detached double garage. Located within walking distance to the Yates Centre and local restaurants, this home offers the perfect blend of character, comfort, and convenience.



Contact a REALTOR® today to schedule your showing. Flexible possession available.

Built in 1936

### Essential Information

MLS® #	A2207916
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,143
Acres	0.14
Year Built	1936
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	330 12 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2R1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Crown Molding, Granite Counters, High Ceilings, Storage, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	23
Zoning	R-L(L)

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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