

# \$368,000 - 612 12 Street S, Lethbridge

MLS® #A2168114

**\$368,000**

5 Bedroom, 3.00 Bathroom, 2,452 sqft  
Residential on 0.14 Acres

London Road, Lethbridge, Alberta

Here is a lot of house & building for the money!! Check out this Two and a half storey home with cherished history of family stories attached to the years of it's existence.

Located in the amazing district of London Road including a neighborhood association that works to preserve the integrity of the homes and the history of the properties so generations to come can appreciate the beauty of these gems. The tree lined street has such charm, and much history is all along this street. It was very prominent in it's time!. This full 50 foot lot has a lot of space for vehicles or for the kids and pets. The cool thing about this house is that it has 3 floors of living space plus a basement. At one point there was a kitchen on the 2nd floor and two families living there and now it is back to a single family house that would work for generational living under one roof. This is a great family home with lots of space. If an in home business is required the rear entrance means no coming through the whole house. There has been a lot of renos over the years from insulation, windows, drywall, wiring, updated fireplace, shingles, siding, 2 furnaces, and the addition of a 28 x 30 garage/workshop/studio/gym outbuilding. A huge shed for extra storage and there is lots of privacy with this home. Rear alley access, great fencing around the yard makes this yard so versatile from keeping the kids and pets from wandering off! Perfect property for the hobbyist that needs space!! Be sure to take a



look!!

Built in 1909

### Essential Information

MLS® #	A2168114
Price	\$368,000
Sold Price	\$330,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,452
Acres	0.14
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

### Community Information

Address	612 12 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2R9

### Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Asphalt, Converted Garage, Driveway, Drive Through, Enclosed, Garage Faces Rear, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), French Door, Vinyl Windows, Laminate Counters
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Starter
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

## Additional Information

Date Listed	September 26th, 2024
Date Sold	December 21st, 2024
Days on Market	85
Zoning	R-L(L)
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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