

\$649,900 - 921 12a Street N, Lethbridge

MLS® #A2172659

\$649,900

9 Bedroom, 6.00 Bathroom, 3,209 sqft

Residential on 0.23 Acres

St Edwards, Lethbridge, Alberta

This full duplex presents an exceptional opportunity for savvy investors, homeowners seeking additional income potential and multi-generational families seeking more space. With over 3,200 sq/ft of living space above grade and situated on a generous 10,230 sq/ft lot, this property offers versatility and room to grow. The south unit boasts an inviting open-concept layout featuring a spacious living room and kitchen, 2 bedrooms on the main floor, including a primary bedroom with a 3-piece ensuite, and a main bathroom. The basement is partially finished, offering a large living/rec room, 3 additional bedrooms, and another bathroom, providing ample space for a growing family or added rental potential. The north unit impresses with its tall ceilings, bright open-concept living area, and a large corner kitchen, along with a half bathroom on the main floor. Upstairs, you'll find 3 bedrooms, including a primary with a half-bath ensuite, plus a full bathroom. A standout feature is the one-bedroom illegal basement suite under the north unit, complete with its own kitchen, living room, large windows, and separate laundry, offering even more rental income potential. The property comes with two large garages—a 19'x30' attached garage and a 24'x24' detached garage—ideal for vehicle storage or a workshop. With extensive renovations completed and the property about 90% finished, this home is brimming with potential for someone looking to complete the final touches and maximize its value. This



property is a must-see!

Built in 1958

Essential Information

MLS® #	A2172659
Price	\$649,900
Sold Price	\$649,900
Bedrooms	9
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,209
Acres	0.23
Year Built	1958
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	921 12a Street N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, High Ceilings, Vinyl Windows, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle, Tar/Gravel
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2024
Date Sold	January 17th, 2025
Days on Market	94
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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