

\$299,000 - 1414 12 Avenue S, Lethbridge

MLS® #A2196390

\$299,000

3 Bedroom, 2.00 Bathroom, 856 sqft
Residential on 0.08 Acres

Agnes Davidson, Lethbridge, Alberta

This well-maintained half duplex is perfectly located near the hospital, amenities, and transport routes. The main level features 2 bedrooms and 1 bathroom, while the non-conforming suite downstairs offers 1 bedroom, 1 bathroom, and separate backyard access – great for rental income or additional living space. With 2 off-street parking pads and a private backyard, this property offers convenience and comfort. Whether you're a first-time buyer or investor, this home is an excellent opportunity.

Built in 1983

Essential Information

MLS® #	A2196390
Price	\$299,000
Sold Price	\$305,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information



Address	1414 12 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 9M9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer, Range Hood, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Date Sold	March 14th, 2025
Days on Market	9
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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