

\$349,900 - 1036 12b Street S, Lethbridge

MLS® #A2236384

\$349,900

3 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.11 Acres

Fleetwood, Lethbridge, Alberta

If you are just starting out as an investor in Real Estate or looking to add to your portfolio, look no further. This affordable home is centrally located, making it an ideal rental property. The upper level has a large main living space, kitchen and dining room, 2 bedrooms and a 4 piece bath. The lower level has a separate entrance and is a 1 bedroom unit with a large living space that is open to the kitchen and also has a 4 piece bath. The laundry is located in the common space in the basement. There is a double garage and a gravel parking pad off the alley allowing room for all tenants to park off street. The back yard has been divided with a 6 foot fence so that each unit has a private outdoor space to enjoy. Improvements to the home include a newer fridge and stove upstairs, a rebuilt lintel covering the patio and vinyl windows. Call today to book a time to view this great revenue property and GET MOVING IN THE RIGHT DIRECTION!

Built in 1949

Essential Information

MLS® #	A2236384
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	886



Acres	0.11
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1036 12b Street S
Subdivision	Fleetwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1k 1R8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks, Sump Pump(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	13
Zoning	R-L

Listing Details

Listing Office

Harvest Real Estate



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