

# \$310,000 - 1135 12 Street S, Lethbridge

MLS® #A2254149

**\$310,000**

4 Bedroom, 2.00 Bathroom, 728 sqft

Residential on 0.14 Acres

Fleetwood, Lethbridge, Alberta

This charming southside bungalow presents a fantastic opportunity for first-time homebuyers. Ideally located near the hospital, college, walking trails, and numerous amenities, it offers convenience and lifestyle in one package.

Situated on a spacious, fenced lot with mature trees, the property provides plenty of room for outdoor activities, along with RV parking and potential to build your dream garage. Recent updates ensure peace of mind, including a new roof, furnace, electrical, and hot water tank all within the last 10 years. This home is truly move-in ready, with brand-new windows, appliances, bathroom, flooring, and fresh paint—making it easy to settle in and enjoy right away. Call all your REALTOR today!

Built in 1948

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254149  |
| Price          | \$310,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 728       |
| Acres          | 0.14      |
| Year Built     | 1948      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1135 12 Street S |
| Subdivision | Fleetwood        |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 1R2          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Full                                                |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, Front Yard, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 77                  |
| Zoning         | RES                 |

### Listing Details

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.