

\$549,900 - 314 12a Street N, Lethbridge

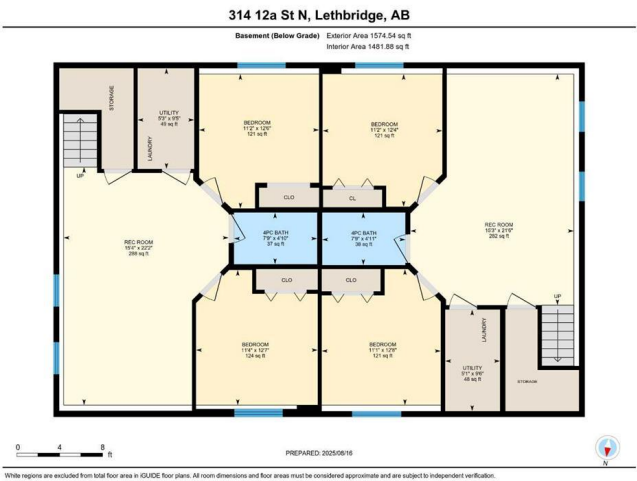
MLS® #A2249545

\$549,900

0 Bedroom, 0.00 Bathroom, 1,675 sqft
Multi-Family on 0.12 Acres

Senator Buchanan, Lethbridge, Alberta

Full front to back duplex on 1 title! Built in 2007 this rare, and smartly designed duplex would be an excellent addition to your real estate portfolio. Both units (#1 front and #2 back) are virtually identical in design being 837 square feet on the main levels, with 1 bedroom up and 2 more down, a full bath up and another full bath down, and an open great room concept. Being a bilevel style there are generously sized windows in the lower levels that allow for lots of natural light. Each unit is separately metered for utilities too. Please note that photos are a random sampling of both units. Book your showing with the agent of your preference and take a look!

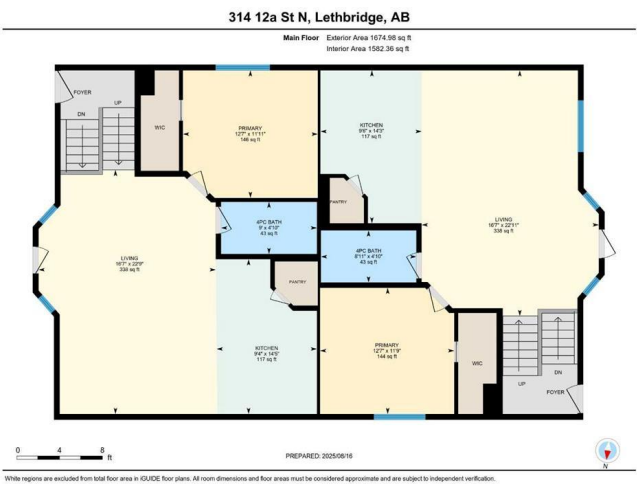


Built in 2007

Essential Information

MLS® #	A2249545
Price	\$549,900
Bathrooms	0.00
Square Footage	1,675
Acres	0.12
Year Built	2007
Type	Multi-Family
Sub-Type	Duplex
Style	Bi-Level, Back Split
Status	Active

Community Information



Address	314 12a Street N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2J3

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	14
Zoning	R-L

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.