

# \$339,900 - 406 12 Avenue N, Lethbridge

MLS® #A2270947

**\$339,900**

5 Bedroom, 3.00 Bathroom, 1,073 sqft  
Residential on 0.12 Acres

Staffordville, Lethbridge, Alberta

If you've been waiting for a home with truly jaw-dropping views, this might be one of the best vantage points in the entire city. Perched above the coulees with a massive picture window framing the scenery, this illegally suited property is the kind of place that quietly flexes the moment you step inside. The main floor has a layout that just makes sense for first-time buyers or investors, with a bright open-concept living and dining area and three comfortable bedrooms tucked down the hall. The primary suite even has its own 2-piece ensuite—always a bonus in this price point.

The kitchen is spacious, practical, and loaded with counterspace, and the window over the sink looks out to a mature, wide backyard that feels like its own little retreat. With alley access and off-street parking back there, it's set up perfectly for guests, renters, or just everyday convenience. Updates like a newer roof and PVC windows mean the big-ticket items are already handled.

Downstairs, the basement illegal suite has a separate entrance, making it easy to live up/rent down or simply use the extra space for family. It features two more bedrooms with proper egress vinyl windows, a functional kitchen, and its own 3-piece bathroom. It's a smart setup with flexibility for different living arrangements, and the layout keeps both levels feeling private and comfortable.



Built in 1971

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2270947    |
| Price          | \$339,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,073       |
| Acres          | 0.12        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 406 12 Avenue N |
| Subdivision | Staffordville   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H 2J6         |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                                            |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Full                                                                                |

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Street Lighting |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding                                             |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-L                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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