



**GRASSROOTS**  
REALTY GROUP

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**2709 6 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2232861**



**\$469,000**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-L
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

Located at 2709 6 Ave N, Lethbridge, AB, this multi-family property presents significant opportunities for both renovation enthusiasts and investors interested in rental income. Covering an interior space of 1,767 sqft, the residence is divided into two units. One side features three bedrooms, two baths and has been extensively renovated, pointing to the property's potential for further enhancements. The other side houses two bedrooms. Both sides have potential to add bedrooms. Nestled in a serene area with notable community features, this property is a mere 385 meters from Jock Palmer Park, making it an ideal spot for those who appreciate outdoor activities. Educational establishments like Winston Churchill High School are also within proximity, approximately 1.6 kilometers away. For potential business ventures or industrial interests, the Churchill Industrial Park and Sherring Industrial Park are nearby, providing substantial advantages for occupational or developmental initiatives. This property's large lot also offers ample space for expansion or creating additional outdoor living areas. Whether you're drawn to its renovation potential or the chance of generating rental income, this property is a robust investment in a well-served community. Photos and Virtual walk through prior to tenants.