



GRASSROOTS
REALTY GROUP

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**7 Cayuga Place W
Lethbridge, Alberta**

MLS # A2244934



\$400,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting		

Inclusions: Fridge x2, stove x2, dishwasher, washer x2, dryer x2, window coverings, shed

Solid revenue property in a desirable West side location! Whether you're looking to live up and rent down, or generate income from both units, this home is a smart investment. The bright and spacious basement suite features two large bedrooms, a full bathroom, a comfortable living area, and a well-laid-out kitchen. Each suite has its own private laundry, offering convenience and privacy for tenants. Outside, you'll find a generous backyard with a deck — perfect for outdoor living. Located close to parks, walking paths, and all the amenities the West side has to offer. If you are in the market for an illegal suite on a quiet street close to amenities and transportation, this is a must see!