



**GRASSROOTS**  
REALTY GROUP

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118 7 Avenue S  
Lethbridge, Alberta

MLS # A2246649



**\$579,900**

Division:	London Road		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Front/Back		
Size:	1,684 sq.ft.	Age:	1953 (72 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	-		

Heating:	Forced Air
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	-
Foundation:	Poured Concrete
Features:	Separate Entrance

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	R-L(L)
Utilities:	-

**Inclusions:** Fridge (4), Stove (4), Window Coverings, Washer/Dryer

This well-maintained and updated full duplex in central Lethbridge keeps you close to everything the city has to offer. The building has 4 separate units — the main floors each have 2-bedroom suites, and the basements each have 1-bedroom suites. Fully occupied and producing rental income from day one, this property is a great addition to any portfolio. The location in the London Road area makes it easy for tenants to get around — you’re close to shopping like London Drugs, Park Place Mall, and everyday amenities. Schools are nearby too, making the main floor 2-bedroom units a great fit for small families, while the 1-bedroom basement units work well for college students or young professionals. Whether you’re looking to add a solid, income-producing property to your portfolio or get into the rental market with a strong start, this one checks all the boxes. Contact your favourite Realtor® to book a showing today!