



GRASSROOTS
REALTY GROUP

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**1217 & 1219 Glacier Drive S
Lethbridge, Alberta**

MLS # A2247177



\$695,000

Division:	Henderson Lake		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,731 sq.ft.	Age:	1972 (53 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Driveway, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	-		

Heating:	-
Floors:	Carpet, Laminate, Linoleum
Roof:	Flat Torch Membrane
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage, Vaulted Ceiling(s)

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-37

Utilities: -

Inclusions: 4 x Fridge, 4 x Stove, 4 x washer, 4 x dryer

Income producing duplex in an ideal south side location! Across from green strip, this illegally suited duplex offers three 2 bedroom units and one 1 bedroom unit. Each unit contains their own laundry, there's off-street rear parking along with two front pads, two patios, a xeriscaped, low maintenance yard and great access to amenities as well as public transport! This property has been well maintained over the years and includes upgrades to the big ticket items.