



**GRASSROOTS**  
REALTY GROUP

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503 21 Street N  
Lethbridge, Alberta

MLS # A2261937



**\$319,900**

|           |                                    |        |                    |
|-----------|------------------------------------|--------|--------------------|
| Division: | Westminster                        |        |                    |
| Type:     | Residential/House                  |        |                    |
| Style:    | 2 Storey                           |        |                    |
| Size:     | 1,425 sq.ft.                       | Age:   | 1910 (115 yrs old) |
| Beds:     | 4                                  | Baths: | 2                  |
| Garage:   | Off Street, Single Garage Detached |        |                    |
| Lot Size: | 0.10 Acre                          |        |                    |
| Lot Feat: | Corner Lot                         |        |                    |

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: None

Foundation: None

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: N/A

Here is a great opportunity . You can live in the 3 bedroom main floor & rent the upstairs legal suite or rent out both units. There are separate entrances to the units as well as laundry in both. There is also a detached single garage.