



**1803 5A Avenue N
Lethbridge, Alberta**

MLS # A2262050



\$180,000

Division: Westminster

Type: Residential/House

Style: Bungalow

Size: 684 sq.ft. **Age:** 1950 (76 yrs old)

Beds: 2 **Baths:** 1

Garage: Off Street

Lot Size: 0.11 Acre

Lot Feat: Back Lane, Corner Lot

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		
Inclusions:	NA		

This is how you get into home ownership, great first home or rental with lot's of value and potential to improve. This 2 bedroom 1 full bathroom home is in great shape, sits on a large corner lot with future development potential. Mechanically the furnace has been upgraded and the hot water tank is newer as well, with an upgraded electrical panel. With 20% down this property will have a mortgage payment of around \$850/month so the rent will easily create a profit right away, great way to start. Call and book a showing with your real estate professional today.