



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2139 5 Avenue N
Lethbridge, Alberta

MLS # A2269300



\$269,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	647 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting,		

Heating:	Boiler, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Block	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Separate Entrance, Vinyl Windows		

Inclusions: Fridge x2, Stove X2, shed

Looking for the perfect income-generating property? This fully vacant, illegally suited home is a rare find! Located just steps from transit, popular dining spots, and essential amenities, this property offers unbeatable convenience and investment potential. Two completely separate areas, each with: 2 bedrooms 1 full bathroom Bright living room Full kitchen Private, independent entrance Expansive backyard with ample parking space or the potential to build a garage for even more revenue Prime location near transit and daily conveniences Immediate rental income potential to pick your own tenants with both areas being move-in ready and vacant! Whether you're a seasoned investor or a first-time buyer looking to offset your mortgage, this property is a smart move. Don't miss out on this income-generating gem!