



**7 cayuga Place W  
Lethbridge, Alberta**

**MLS # A2281628**



**\$390,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Recessed Lighting		

**Inclusions:** Fridge x2, stove x2, dishwasher, washer x2, dryer x2, window coverings, shed

Excellent revenue property in a sought-after Westside location! This versatile home presents a great opportunity for investors or homeowners looking to offset their mortgage by living upstairs and renting down. The basement features a non-conforming (illegal) suite offering two spacious bedrooms, a full bathroom, a comfortable living area, and a functional kitchen layout. Both the main level and basement have their own private laundry, providing added convenience and separation. Outside, enjoy a generous backyard complete with a deck—ideal for relaxing or entertaining. Located close to parks, walking paths, and all Westside amenities, this property offers strong location appeal and long-term potential.