



**GRASSROOTS**  
REALTY GROUP

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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		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Recessed Lighting

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**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 offers an ideal opportunity for investors or homeowners looking to offset their mortgage by living up and renting down. The bright, well-designed basement suite features two spacious bedrooms, a full bathroom, a comfortable living area, and a functional kitchen layout. Each unit is equipped with its own private laundry, ensuring added convenience and privacy. Outside, enjoy a generous backyard complete with a deck—perfect for relaxing or entertaining. Ideally situated near parks, walking paths, and all Westside amenities, this property checks all the boxes for location and long-term value.