



7 cayuga Place W
Lethbridge, Alberta

MLS # A2281628



\$390,000

Division: Indian Battle Heights

Type: Residential/House

Style: Bi-Level

Size: 1,014 sq.ft. **Age:** 1981 (45 yrs old)

Beds: 4 **Baths:** 2

Garage: Off Street, Parking Pad

Lot Size: 0.14 Acre

Lot Feat: Back Yard, Cul-De-Sac

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: 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 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.