



GRASSROOTS
REALTY GROUP

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1820 5 Avenue N
Lethbridge, Alberta

MLS # A2285069



\$295,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	761 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Suited revenue property situated on a large lot with alley access on two sides, offering outstanding flexibility and ease of access. The property features a single detached garage plus an expansive RV parking area capable of accommodating two RVs or multiple vehicles — a rare and valuable find. This property offers a two-bedroom upper suite and the basement features a non-conforming (illegal) one-bedroom suite, with a common utility room and shared laundry facilities. With minimal improvements and a fresh coat of paint, this property has the potential to generate approximately \$3,150 per month in gross rental income in today's market. An excellent opportunity for investors or buyers looking to add immediate value and equity through light cosmetic updates. Properties with this combination of lot size, access, and income potential are hard to find — don't miss out.