



GRASSROOTS
REALTY GROUP

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1019 7 Street N
Lethbridge, Alberta

MLS # A2288128



\$375,000

Division:	Staffordville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,396 sq.ft.	Age:	1945 (81 yrs old)
Beds:	4	Baths:	4
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 3 Stove, 2 Fridges, 1 Dish Washer, 2 Mini Fridges, 1 induction plate

Have you been looking for the opportunity to live up and rent down? Or maybe you are just looking for a new rental property? Here is the best of both worlds! This 4-unit home is ready for its new owners. The property features one legal suite and three additional self-contained units, offering flexibility for both homeowners and investors. With the ability to live in one unit and rent out the others, this property works perfectly for first-time home buyers looking to offset their mortgage, or as an investment opportunity to add to your portfolio. On the main level, you will find a two-bedroom, one-bathroom unit with plenty of space for entertaining. Down the hall, you'll find shared laundry and access to the other self-contained units. There is another legal suite in the basement with one bathroom and one bedroom. Upstairs, you will find another studio with one bathroom and a den and last but not least there is a self contained studio apartment that has been beautifully upgraded. The backyard features a fully fenced yard along with a single detached garage. With so many possibilities, this property is one you won't want to miss.