



1025 25 Street N
Lethbridge, Alberta

MLS # A2290660



\$360,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,449 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Insulated, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)		

Inclusions: A/C (as is) - no room in panel, 2 stoves, wardrobe, 2 sheds

You have just found a great property for a great price!! This suited home presents a rare opportunity in a prime quiet area and corner lot location, offering exceptional flexibility for homeowners and investors alike. Whether you are looking to offset your mortgage with rental income or add a strong cash flowing asset to your portfolio, this property delivers outstanding potential in today's market. The upper-level features three well sized bedrooms, a full bathroom, convenient main floor laundry, and a spacious kitchen designed for everyday functionality. A standout feature is the impressive 200 plus square foot sunroom complete with a charming wood burning stove, creating a warm and inviting space to relax year-round. The fully finished basement suite (illegal) is thoughtfully designed with two separate entrances, providing excellent privacy and independence. It includes a full kitchen, bedroom, bathroom, dedicated laundry, and its own fireplace, making it an attractive and comfortable space for tenants or extended family. Additional highlights include an attached insulated garage, double driveway for ample parking, and a backyard designed for enjoyment with wind protection and a firepit area perfect for gathering. Suited homes in strong locations are increasingly difficult to find, making this property a compelling option for those seeking versatility, value, and long-term opportunity.