



643 8 Street S
Lethbridge, Alberta

MLS # A2292163



\$425,000

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	1910 (116 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Private, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-37
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows, Wood Windows		

Inclusions: 3 Washers, 3 Dryers, 2 Stoves, 3 Fridges, 2 Microwaves, 1 Toaster Oven

Discover the perfect blend of historic charm and versatile living in this grand 5-bedroom, 2-storey home. This residence boasts original hardwood floors, classic cast iron tubs, and a welcoming front veranda. The layout offers incredible flexibility: rent out all 3 floors separately (illegal Basement suite), live on one floor and rent out the other 2, or live on 2 floors and rent out the 3rd for additional revenue. Take your pick. Key upgrades provide peace of mind, including a furnace, hot water tank, and main/upper floor windows, all replaced approximately five years ago. The home and garage also feature newer shingles. With four separate entries and a double detached garage, the possibilities are endless. Enjoy being centrally located within walking distance of downtown dining and shopping. Vacant and ready for a quick possession! Please note there are a few sweat equity projects you might want to consider to increase home value and the functionality of this home.