



**622 & 624 22 Street N  
Lethbridge, Alberta**

**MLS # A2300118**



**\$595,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Baseboard, Boiler

**Floors:** Carpet, Linoleum

**Roof:** Flat Torch Membrane

**Basement:** Full

**Exterior:** Mixed, Stucco

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L(W)

**Utilities:** -

**Inclusions:** 2 x fridge, 2 x stove, 2 x dishwasher, 2 x washer, 2 x dryer

Full duplex complete with Tenants - this is an investors dream! This spacious duplex offers a double detached garage and spacious lot, plus plentiful off-street parking options. With a total of 8 bedrooms, 3 bathrooms and even with space to grow! There's in-unit storage, dishwashers and all while being located with great access to amenities.