



GRASSROOTS
REALTY GROUP

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**1408 & 1410 15 Avenue N
Lethbridge, Alberta**

MLS # A2300176



\$535,000

Division:	Winston Churchill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,096 sq.ft.	Age:	1969 (57 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Corner Lot, Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

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

A FULL duplex, complete with tenants in a well situated northside neighborhood! This corner lot property offers an investor friendly option, with a total of 6 bedrooms, 2 full bathrooms, 2 half bathrooms and off-street parking! There's spacious side yard space, bright living areas and in-unit laundry.