



**712 9 Avenue S
Lethbridge, Alberta**

MLS # A2300993



\$425,000

Division:	London Road		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,497 sq.ft.	Age:	1949 (77 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Garage Faces Side, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot		

Heating:	Central	Water:	Public
Floors:	Ceramic Tile, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	LOW DENSITY RES
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Wood Windows		

Inclusions: N/A

Now is your chance to purchase a revenue property that has 3 suites and a garage that could also be used for Revenue. Two of the renters (main floor and downstairs) are long term tenants (13 years and 9 years respectively) and want to continue living at this property. The third tenant has lived there for 18 months. The roof on the house was replaced 11 years ago, the HE furnace 12 years ago. and two hot water tanks were replaced 7 years ago.. This is a great opportunity for a person/investor becoming a landlord or adding to their investment portfolio. The upstairs suite and downstairs suite are non-conforming. There is a separate entrance for each of the properties. Laundry is in the basement and shared by the main floor and basement tenants. Upstairs tenant uses a laundromat. Call your favorite realtor and come and take a look.