



**13 Dalhousie Road W  
Lethbridge, Alberta**

**MLS # A2132936**



**\$525,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Laminate Counters		

**Inclusions:** Fridge x2, Stove, Gas Cooktop, Wall Oven, Dishwasher x2, Central Air, Basement Suite common area and bedroom furnishings (each room has 1 bed, 1 desk & 1 dresser, 1 bookshelf) Washer x2, Dryer x2, Microwave x2, 2 Sheds, Curtain Rods, Central Vacuum/Attachments- Yard Accessories are negotiable.

Welcome to 13 Dalhousie Rd W, a spacious family home in a charming neighbourhood. This spacious family home offers plenty of room and a fantastic opportunity for extra income with its fully furnished rental basement illegal suite with 4 bedrooms. The main living area features 3 bedrooms, two bathrooms, a dining room, and two living spaces, perfect for a growing family. Downstairs, the fully furnished rental suite comes with its own separate entrance, a full kitchen, a spacious living area, a full bathroom, and 4 bedrooms. This suite is ideal for renting to students, given the property's prime location just a 10-minute walk from the university. Outside, the backyard is a dream come true. Enjoy a beautifully landscaped yard with lots of space for kids and pets to play. There's a large deck, mature trees, garden space, and even a lower patio bar area with a fire pit, perfect for summer barbecues or relaxation. Located on a beautiful street, the home is just around the corner from parks, making it an ideal location for families. Whether you're looking for a comfortable family residence or a property with great rental potential, this home has it all. Don't miss out on this fantastic opportunity! With the Lethbridge real estate market experiencing strong demand, this home is a great investment opportunity. Please view the video walkthrough in the links tab or on YouTube, or you can search for the home address there. See for yourself what makes 13 Dalhousie Rd W such a special place to call home!