



GRASSROOTS
REALTY GROUP

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531 20 Street N
Lethbridge, Alberta

MLS # A2142615



\$349,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

This charming legal up/down duplex features two spacious bedrooms in both the upper and lower units, each equipped with generous kitchens, bathrooms, and bedrooms. Ideal for those looking to live comfortably while utilizing rental income to support mortgage qualifications. The property boasts a front yard for the upper unit and a backyard for the lower one, providing ample outdoor space. With seven included appliances and a prime location near elementary schools and a playground, this home is perfect for families and investors alike. Contact your favorite realtor today to schedule a viewing!