



**1318 3A Avenue N
Lethbridge, Alberta**

MLS # A2147827



\$319,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	815 sq.ft.	Age:	1953 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, Stove x2, Dishwasher, Window Coverings, 2 Window Coverings, 2 Garage Door Openers, Heater In Garage, Cabinets in Garage

Discover the perfect investment opportunity with this versatile property, ideal for rental income or personal customization. The main level features a spacious living room, a kitchen with a cozy dining nook, two comfortable bedrooms, and a full bathroom. The illegally suited basement offers great rental potential, including a large family room, a second kitchen, a bedroom, a bathroom, and a laundry area. This setup is perfect for generating extra income or accommodating extended family. A standout feature of this property is the triple car detached garage. This expansive space is ideal for a workshop or storing multiple vehicles and recreational 'toys'. This property combines convenience and potential, making it an excellent choice for investors or homeowners looking to create their dream space. Don't miss this promising opportunity!