



**837 Jessie Mcleay Road N
Lethbridge, Alberta**

MLS # A2157673



\$484,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,019 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Off Street, Parking Pad, Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Microwaves, 2 Washers, 2 Dryers, All Window Coverings, Garage Door opener and 2 Controls, A/C

Discover a fantastic revenue property opportunity with this beautifully maintained bi-level home, ideally situated with a green strip as its backdrop. This property features a fully legal basement suite, offering the flexibility to live in the upper level while renting out the lower level or to rent out both levels for maximum income potential. The upper level boasts a bright and open layout with 9 foot ceilings, which includes two spacious bedrooms. You will stay comfortable cooking in summer months with air conditioning, and the modern kitchen is a chef’s delight equipped with quartz countertops, stainless steel appliances, and a convenient corner pantry. The primary bedroom includes a walk-in closet and a full ensuite bathroom. Enjoy outdoor living with a deck off the dining area that overlooks the meticulously manicured yard. The basement suite offers a generous open concept design with ample storage space, one large bedroom, and a full bathroom. Both suites benefit from their own laundry facilities for added convenience. Additional highlights include hot water on demand, a double detached garage and an extra parking pad at the rear of the property. This home is ideally located near scenic coulee walking trails, an off-leash dog park, an elementary school, and various amenities, making it a desirable location for any tenant or homeowner. Don’t miss out on this versatile property that combines comfortable living with excellent investment potential!