



**1010 Alice Birch Point N
Lethbridge, Alberta**

MLS # A2158397



\$475,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	999 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Fridge x2, Stove x2, OTR microwave, Dishwasher x2, Washer x2, Dryer x2, garage remote, AC

Discover an excellent investment opportunity with this well-maintained bi-level home featuring a legal basement suite. Live in the upper level and rent out the lower, or maximize income by renting both levels and the garage. The upper level offers a bright, open layout with two bedrooms, a modern kitchen with quartz countertops and stainless steel appliances, and a deck overlooking the landscaped yard. The basement suite includes two bedrooms, a full bathroom, and ample storage. Both units have separate laundry facilities. With a double detached garage, extra parking, and a prime location near walking trails, an off-leash dog park, a school, and amenities, this property is ideal for tenants or homeowners. Don't miss this versatile investment!