



**2602 4 Avenue S  
Lethbridge, Alberta**

**MLS # A2162092**



**\$450,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, See Remarks		

**Inclusions:** NA

Welcome to an investors dream property featuring three full illegal suites in the well-established south-side community of Glendale. This home has been meticulously maintained with many updates over the years. As you enter the main floor of this 1295 square foot bungalow you're greeted by an open concept living area that flows into the kitchen and dining room with freshly re-finished hardwood floors throughout. The open space is filled with natural light thanks to the lot offering a south facing back. As you enter the kitchen you're greeted by an updated space with stainless steel appliances and a modern black backsplash. The upper level suite features three spacious bedrooms and two newly renovated bathrooms. When you head down to the basement you'll find another one bedroom unit with a large living area, spacious full kitchen, and a bright four-piece bathroom. As you leave the living room you enter a corner bedroom, and a large shared laundry space. Head on out to the garage now where you'll find the third unit that has a large open loft feel. This loft like space is wood panelled throughout and includes a large wooden corner bar top, full kitchen with stainless steel appliances, and an elevated four-piece bathroom. Heading out to the backyard oasis, you'll be greeted by a large patio and a covered pergola. Out front there is a beautiful deck, two car driveway and RV parking on the side. This home is full of charm and character and is the perfect opportunity for someone looking for a great home or additional income