



**1314 5A Avenue N  
Lethbridge, Alberta**

**MLS # A2175166**



**\$367,500**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl

**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, See Remarks

**Inclusions:** 2 Fridges, 2 Stoves , 1 Washer/Dryer, 1 Dishwasher, Window Coverings

Discover a prime investment opportunity with this versatile legal suite home, ideally located near shopping, schools, and restaurants. The 1190 sq ft main floor suite features two spacious bedrooms, a large living room, dining room, 4 pc bathroom and a spacious kitchen. A common area that includes a shared laundry separates the 1st and second floor. Downstairs you will find two well-appointed suites that share a kitchen. They each have their own bedroom, living room, and bathroom, providing ultimate privacy and comfort for tenants or guests. Recent updates include two high-efficiency furnaces with separate controls for upstairs and downstairs, ensuring energy savings and personalized comfort throughout the home. The roof shingles have been replaced within the last three years, Quality Laminate flooring through out and updated windows enhance the property's overall efficiency and appeal. Enjoy off-street parking with a zero maintenance yard for added convenience. Don't miss out on this incredible opportunity to invest in a property that combines modern living with excellent revenue potential!