



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

MLS # A2175166



\$367,500

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