



**1626 & 1628 3 Avenue N
Lethbridge, Alberta**

MLS # A2181091



\$525,000

Division:	Westminster		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,334 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Front Drive, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: Second Electric Stove, Second Refrigerator, Second Washer, Second Dryer

Full duplex located on a quiet street with two spacious units, parking in the front, and an additional portion of the lot on the south side of the property which could be used for a future development of a garage or smaller residential unit subject to city approval! Each unit includes two bedrooms and 1.5 baths with separate laundry facilities and separate rear decks with fenced back yards. Both units feature a large main-floor living room which leads into a comfortable kitchen and dining area with a two-piece bath nearby and access to the rear deck. Downstairs two bedrooms with large closets can be found alongside a full four-piece bath, storage, and a laundry room. Both units are currently rented out, with 1626 leased until April 30th, 2025 and 1628 leased until February 28th, 2025. If a full duplex close to schools and parks with an additional lot area adding tons of future potential sounds like the property you've been waiting for, give your REALTOR® a call and book a showing today!