



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

**MLS # A2181091**



**\$550,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&reg; a call and book a showing today!