



649 10 Street S
Lethbridge, Alberta

MLS # A2182349



\$539,900

Division:	London Road		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,798 sq.ft.	Age:	1980 (44 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Wood Windows		

Inclusions: 2 fridges, 2 stove, 2 washers, 2 dryers, window coverings (not belong into tenants)

Discover a prime investment opportunity in the heart of London Road! 649 10 St.S & 1103 7 Ave. S. This full southside duplex, situated on a desirable corner lot on 7 Ave S. is now available for the first time from the original owner and builder. With both units currently tenant-occupied by reliable tenants (one for over 9 years). This property is already generating a solid, dependable revenue every month. Each spacious unit offers a functional layout with a total of three bedrooms (2 up, 1 down), 1.5 bathrooms, and features that make it a comfortable and inviting home, such as a cozy wood-burning fireplace and a covered front deck perfect for relaxation. Additionally, both units come with off-street parking, adding convenience for tenants. Both sides have tenants in place who would love to stay; one has been here for over 9 years! This is a unique chance to acquire a well-maintained, income-producing property in a highly sought after area. Ideal for expanding your portfolio, this property promises stability, charm, and potential growth in value. Don't miss out—reach out to your REALTOR today to secure this exceptional investment!