



**1918 9 Avenue N
Lethbridge, Alberta**

MLS # A2182351



\$350,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1959 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well maintained 3 bedrooms up and 1 bedroom down illegal suited house located in the heart of Lethbridge, this place offers a perfect balance of comfort and convenience. With its private entrance, functional layout this suite is ideal for anyone wanting to use it as an investment or live there and have someone help pay your mortgage. There is also a single garage in the backyard. This home is located in a family-friendly neighborhood with schools, parks, shopping and public transit. The tenant upstairs has been there for years and would love to stay.