



**2 Cayuga Place W
Lethbridge, Alberta**

MLS # A2185797



\$429,999

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,280 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: 2 fridges, 2 stoves, 1 hood fan, 1 dishwasher, 2 washers, 2 dryers, 2 sheds

Amazing revenue property for sale in West Lethbridge, located close to the U of L and all amenities. This 1279 square foot 4 level split features a 3 bedroom main floor suite with 2 full bathrooms, good sized kitchen, eating area and dining room, large upper living room, lower-level walkout rec room and laundry facilities. The basement is fully developed with a beautifully renovated 2 bedroom illegal basement suite with a full bathroom, wonderful kitchen large family room, and very own laundry facilities. Plenty of parking available with double cement parking pad and off street parking at the front of property. Many renovations over the years include: back deck, roof shingles, high efficiency furnace, main floor kitchen and bathroom, new main floor carpet and freshly painted, and fully renovated basement suite. Don't miss out on this great opportunity.