

618 16 Street N
Lethbridge, Alberta

MLS # A2256832



\$319,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	746 sq.ft.	Age:	1949 (76 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Combination	Water:	-
Floors:	Carpet, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: 2 fridges, 2 stoves, 2 washers, 2 dryers, 1 shed, underground sprinklers, central air, blinds in basement

Fantastic revenue opportunity! This property sits on a large corner lot with mature trees, a spacious backyard, and plenty of parking, making it attractive to tenants and owners alike. The main floor features a comfortable living room, functional kitchen, two bedrooms plus den, a full bathroom, and in-suite laundry. The legal lower level is suited and offers its own living room, kitchen, two bedrooms, full bathroom, and separate laundry, providing excellent income potential. With two self-contained living spaces, this property is well-suited for investors looking to maximize rental returns or for those who want to live on one level and rent the other.