

**1323 6 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2257151**



**\$370,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westminster                        |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bi-Level                           |               |                   |
| <b>Size:</b>     | 859 sq.ft.                         | <b>Age:</b>   | 1948 (77 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped              |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle, Asphalt/Gravel | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Finished, Full, Suite           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Siding                     | <b>Zoning:</b>    | R-L(w) |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                     |                   |        |

**Inclusions:** NA

Well Maintained Home with a Bright Illegal Basement Suite and 2 Car Garage This well-maintained home offers a fantastic opportunity for homeowners or investors. Featuring 2 spacious bedroom upstairs and a bright one-bedroom illegal suite downstairs. This home provides flexibility for new buyers, investors, or multi generational living. Both inside and out you will see the care that has gone into this home over the years. The whole interior has been recently painted, cleaned and necessary repairs made. The house was significantly renovated in 2010 which included new windows, basement development and the building of a 2-car garage. More recent upgrades include a new roof on the house 3 years ago and the shed roof was redone last year. Located on a large fully fenced and landscaped lot with mature trees and plenty of parking. Central North side location, within walking distance of coffee shops, grocery stores, restaurants parks and schools. Looking for a great revenue generating property for a good price? This home checks all the boxes.