

**1312 4 Avenue S  
Lethbridge, Alberta**

**MLS # A2287374**



**\$415,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	1936 (90 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Immaculate FULL duplex in prime Southside location. Properties like this rarely come to market! 2 bedroom one bath on one side and 1 bedroom 1 bath on the other side. Legal duplex on one title. Both kitchens feature dishwashers. Each unit has separate laundry in basement. They don't come any trendier than this. New flooring on East unit. Updated windows. Separate furnaces. Freshly painted with many new appliances. Basement features additional storage space along with potential for extra living areas. Move in ready condition on both sides!