

**712 9 Avenue S  
Lethbridge, Alberta**

**MLS # A2300993**



**\$425,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,497 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Faces Side, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	LOW DENSITY RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Wood Windows		

**Inclusions:** N/A

Now is your opportunity to purchase a revenue generating property featuring three suites and a garage. The main floor and basement floor are long-term renters (13 and 9 years respectively) and would love to stay, while the third tenant has been in place for 18 months. Major updates include a roof replaced approximately 11 years ago, a high-efficiency furnace installed 12 years ago, and two hot water tanks replaced 7 years ago. This property offers a great opportunity for a first-time landlord or an investor looking to expand their portfolio. The upper and basement suites are non-approved, and each unit has its own separate entrance. Laundry is located in the basement and is shared between the main floor and basement tenants, while the upper tenant currently uses a laundromat. Don't miss out! contact your favorite Realtor today to book a showing!