



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

712 9 Avenue S
Lethbridge, Alberta

MLS # A2300993



\$414,900

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

Heating:	Central, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	LOW DENSITY RES
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	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!