



Anne French
Your REALTOR®
Love where you live.

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821 14 Street S
Lethbridge, Alberta

MLS # A2312803



\$379,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

Check out this exceptional income-producing opportunity located just blocks from Chinook Regional Hospital in the heart of Lethbridge! This cash-flowing property features a 3-bedroom, 2-bathroom home with a non-conforming lower suite situated on a large lot with future potential. Currently tenant occupied with long-term renters both upstairs and downstairs, the property generates approximately \$3,400/month in combined rental revenue, making it a strong holding asset from day one. Several important upgrades have already been completed, including all vinyl windows throughout, a high-efficiency furnace, and updated hot water tank. Both upper and lower suites also feature separate laundry, adding convenience and functionality for tenants. Whether you are looking to expand your investment portfolio, secure a centrally located revenue property, or explore future redevelopment potential, this property offers strong existing income with additional upside still remaining. Ideally situated near Chinook Regional Hospital, transit, schools, and major amenities, opportunities like this in central Lethbridge do not come available often. Contact your agent today to schedule a showing!