

214 25 Street S
Lethbridge, Alberta

MLS # A2313447



\$379,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	835 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: N/A

Excellent cash-flowing revenue property in a desirable area near the Sandman Inn and Henderson Lake. This raised bungalow sits on a large, mature lot and offers 2 bedrooms up and 1 bedroom down, including a non-conforming suite with a separate side entrance. The lower level features tall ceilings and an updated window meeting government health unit requirements. The home includes maintenance-free stucco siding and an updated sink in the basement kitchen. A strong opportunity for investors—this property has had virtually zero vacancy for the past 10 years, thanks to its location and functional layout. The current basement tenant has been in place for more than 10 years, providing stable, reliable income.