

**182 Oxford Road W
Lethbridge, Alberta**

MLS # A2321185



\$344,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,193 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Heated Garage, C		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: 2 Refrigerators, 2 Oven/Stove, Main Level Standup washer & dryer, Basement Level washer & Dryer, main level dishwasher, air conditioner, window coverings

Looking for a smart investment opportunity or a home with built-in mortgage assistance? This well designed bi-level offers the perfect combination of comfort, privacy, and income potential. Featuring two separate units with private entrances located on opposite sides of the home, this property provides an ideal setup for tenants, extended family, or owner occupancy with rental income. Parking is never a concern with a detached double garage, a large concrete driveway, and additional street parking available. The bright and spacious main floor offers an inviting layout with generous living spaces throughout. The large living room flows into a well appointed kitchen featuring ample cabinetry, abundant counter space, and a convenient sit up breakfast bar. The adjoining dining area opens onto a raised deck overlooking the backyard, creating the perfect space for relaxing or entertaining. Completing the upper level are two comfortable bedrooms, a full 4 piece bathroom, a private 3 piece ensuite, and convenient in-suite laundry. The lower level non-approved suite is equally impressive, offering a spacious open concept design that combines the living room, dining area, and kitchen into a welcoming and functional space. A cozy gas fireplace adds warmth and character, while two bedrooms, a 4 piece bathroom, two storage rooms, and its own private laundry provide everything needed for comfortable independent living. Whether you're an investor seeking strong rental potential or a homeowner looking to offset your mortgage, this versatile property checks all the boxes. Don't miss your opportunity to explore the possibilities. Contact your REALTOR® today to schedule a viewing.