

39 Meadowlark Boulevard N Lethbridge, Alberta

MLS # A2328779



\$339,900

Division:	Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	861 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: 2 Fridges, 2 Stoves, garage door opener and 1 remote

This 861 sq ft home offers a strong revenue setup with a 2-bed, 1-bath main-floor unit and an additional 1-bed, 1-bath illegal basement suite, each with its own private entrance and separate laundry. The main floor features new vinyl plank flooring thru out and updated windows along with a front balcony and a side patio for outdoor space. A 22'x24' insulated and poly-wrapped detached garage is also rented out, adding another steady income stream. The home is in good condition throughout and sits directly across from a school, making it an appealing live-up/rent-down opportunity, student housing (20 minutes' drive from college or university) or a turnkey investment property with multiple revenue sources. Lower tenant would like to stay if possible.