



GRASSROOTS
REALTY GROUP

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7 cayuga Place W
Lethbridge, Alberta

MLS # A2281628



\$390,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting		

Inclusions: Fridge x2, stove x2, dishwasher, washer x2, dryer x2, window coverings, shed

Excellent revenue property in a sought-after Westside location! This versatile home presents a great opportunity for investors or homeowners looking to offset their mortgage by living upstairs and renting down. The basement features a non-conforming (illegal) suite offering two spacious bedrooms, a full bathroom, a comfortable living area, and a functional kitchen layout. Both the main level and basement have their own private laundry, providing added convenience and separation. Outside, enjoy a generous backyard complete with a deck—ideal for relaxing or entertaining. Located close to parks, walking paths, and all Westside amenities, this property offers strong location appeal and long-term potential.