



**GRASSROOTS**  
REALTY GROUP

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503 16 Street N  
Lethbridge, Alberta

MLS # A2287179



**\$734,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-60(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge x 4, Stove x 4, Dishwasher x 4, Washer x 4, Dryer x 4, Shed

This fourplex is an investors dream! With off-street parking, in-unit laundry and stable tenancies, this property is conveniently located near amenities, bus routes and more. There's a total of 8 bedrooms, four 4 piece bathrooms and four 1.5 piece bathrooms. Unit 2 has seen some recent upgrades and each unit enjoys a deck.