



**GRASSROOTS**  
REALTY GROUP

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**1105 and 1107 11 Street S  
Lethbridge, Alberta**

**MLS # A2298344**



**\$809,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,072 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Carport, Double Garage Detached, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Water:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge x4, Stove x4, Washer/Dryer x4, Dishwasher, Central A/C units x2

Fantastic investment opportunity in a desirable south side location! This well-maintained side-by-side duplex offers four separate dwellings and two detached garages, providing strong income potential and flexibility. Each unit is extremely functional and spacious and includes it's own laundry machines. The upper units each feature 2 bd and 1.5 bths, while the illegal basement suites include one 2 bd, 1 bth unit and one 1 bd, 1 bth unit. The property has been meticulously cared for, with the majority of updates already completed and ownership consistently maintaining mechanical systems. A rare opportunity to step into a solid, income-generating asset in a strong and growing Lethbridge market with high investor demand and limited quality inventory.