



GRASSROOTS
REALTY GROUP

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**1817 1A Avenue N
Lethbridge, Alberta**

MLS # A2299545



\$325,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Heated Garage, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(W)
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, overhead microwave, window coverings, garage doors opener and remotes

Investor alert, hobbyist dream, and car enthusiast's paradise all in one! This beautifully updated property offers incredible rental potential—not only within the home itself, but also with TWO massive detached garages at the rear. The home has seen numerous key upgrades including a new roof, new front siding, new windows, a new furnace, and a new hot water tank, giving buyers peace of mind for years to come. Inside, you'll find a well-laid-out floor plan featuring 2 bedrooms and 2 full bathrooms, making it ideal for tenants, small families, or downsizers alike. Out back is where this property truly shines: one oversized garage is heated and even includes a convenient half bathroom—perfect for those long projects or late nights working in your dream shop—while the second garage is insulated and drywalled, offering exceptional storage or additional workspace. With back alley access, this setup is as functional as it is versatile. Situated on a quiet, tree-lined street with mature landscaping, this property offers both privacy and charm. Whether you're looking to generate multiple income streams, need serious shop space, or want a unique property with endless possibilities, this one checks all the boxes. Don't miss out—call your REALTOR and book your showing today!