



**GRASSROOTS**  
REALTY GROUP

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712 9 Avenue S  
Lethbridge, Alberta

MLS # A2300993



**\$399,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | London Road                                                              |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 1 and Half Storey                                                        |        |                   |
| Size:     | 1,497 sq.ft.                                                             | Age:   | 1949 (77 yrs old) |
| Beds:     | 6                                                                        | Baths: | 3                 |
| Garage:   | Concrete Driveway, Garage Faces Side, Off Street, Single Garage Detached |        |                   |
| Lot Size: | 0.15 Acre                                                                |        |                   |
| Lot Feat: | City Lot                                                                 |        |                   |

|             |                        |            |                                                       |
|-------------|------------------------|------------|-------------------------------------------------------|
| Heating:    | Central, Natural Gas   | Water:     | Public                                                |
| Floors:     | Ceramic Tile, Linoleum | Sewer:     | Public Sewer                                          |
| Roof:       | Asphalt                | Condo Fee: | -                                                     |
| Basement:   | Partial                | LLD:       | -                                                     |
| Exterior:   | Stucco                 | Zoning:    | LOW DENSITY RES                                       |
| Foundation: | Poured Concrete        | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features:   | Wood Windows           |            |                                                       |

Inclusions: N/A

Now is your opportunity to purchase a revenue generating property featuring three suites and a garage. The main floor and basement floor are long-term renters (13 and 9 years respectively) and would love to stay, while the third tenant has been in place for 18 months. Major updates include a roof replaced approximately 11 years ago, a high-efficiency furnace installed 12 years ago, and two hot water tanks replaced 7 years ago. This property offers a great opportunity for a first-time landlord or an investor looking to expand their portfolio. The upper and basement suites are non-approved, and each unit has its own separate entrance. Laundry is located in the basement and is shared between the main floor and basement tenants, while the upper tenant currently uses a laundromat. Don't miss out! contact your favorite Realtor today to book a showing!