



GRASSROOTS
REALTY GROUP

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821 14 Street S
Lethbridge, Alberta

MLS # A2312803



\$379,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

INVESTOR OPPORTUNITY!! Seller financing / VTB may be available for qualified purchasers. Flexible acquisition structures may be considered including: Vendor Take Back (VTB), Seller Carry Financing, Joint Venture Structures, Creative Acquisition Strategies! Check out this exceptional income-producing opportunity located just blocks from Chinook Regional Hospital in the heart of Lethbridge! This cash-flowing property features a 3-bedroom, 2-bathroom home with a non-conforming lower suite situated on a large lot offering future potential and flexibility. Currently tenant occupied with long-term renters both upstairs and downstairs, the property generates approximately \$3,400/month in combined rental revenue, making it a strong holding asset from day one. Several important upgrades have already been completed, including vinyl windows throughout, a high-efficiency furnace, and an updated hot water tank, helping reduce future maintenance concerns. Both upper and lower suites also feature separate laundry, adding convenience and functionality for tenants. Rare opportunity to acquire an investment property with strong upside potential at an attractive price point. Whether you are looking to expand your portfolio, secure a centrally located revenue property, or explore value-add, repositioning, or future redevelopment opportunities, this property offers strong existing cash flow with additional upside still remaining. Investors considering long-term portfolio growth and future refinance potential will appreciate the flexibility this asset presents. Ideally located near Chinook Regional Hospital, transit, schools, and major amenities, opportunities like this in central Lethbridge do not come available often. Tenant-occupied property with showings available upon 24 hour notice. Contact your REALTOR® today to schedule a showing!

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