



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1-5, 622 10 Street S
Lethbridge, Alberta**

MLS # A2319522



\$799,900

Division:	London Road		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	3,509 sq.ft.	Age:	1909 (117 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-100(L)
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge x 7, Stove x 6, Coin OP Washer/Dryer

You need to see this one of a kind property!! 5 legal suites above grade with additional income potential in the basement. This meticulously maintained classic home has the charm and modern conveniences you've been looking for. The main floor suite is spacious and offers two bedrooms and an open main floor plan. The second and third floors have an additional 4 legal suites, all with separate meters and paying their own electricity. These 4 suites are currently rented. The owner has continued to maintain the property over the years and always keeps it looking beautiful. Whether you want a great hands off revenue property or you want to live in the beautiful main floor suite and bring in extra income from the other units, this house has so much potential. The front sunroom even has a separate exterior entrance and would be a great office or area to host clients. There's far too much to tell you about in this write-up, you need to come take a look for yourself!