



GRASSROOTS
REALTY GROUP

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1312 4 Avenue N
Lethbridge, Alberta

MLS # A2327314



\$289,900

Division:	Westminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Separate Entrance		

Inclusions: Fridge x 2, stove x 2, washer, dryer

This North Lethbridge property has great investment opportunity. Main level unit is a two bedroom , one bathroom space and the upper unit is a separate 1 bedroom , 1 bathroom space. Both spaces have their own separate access. Large lot with potential to add an oversized garage. This home is located very close to shopping amenities.