



GRASSROOTS
REALTY GROUP

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1815 1 Avenue N
Lethbridge, Alberta

MLS # A2327718



\$269,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	873 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: REFRIGERATOR, GAS STOVE, HOOD FAN, WASHER/DRYER

Opportunity knocks with this charming 1948 bungalow on an oversized lot! Whether you're looking for an investment property, mortgage helper, or a home with room for a growing family, this property offers immediate income potential with an existing illegal basement suite. The main floor has seen tasteful renovations, including an updated kitchen and modernized bathroom. Featuring 3 bedrooms on the main level including an extra Bonus room just a few steps down that can be used as an extra bedroom space, office or storage. Around the back of the house you'll find the shared laundry and the illegal suite, with a separate entrance, that provides an excellent opportunity to generate rental income from day one! Situated on a massive lot with endless possibilities, there's plenty of room for future development, additional parking, a large garage, or simply enjoying the extra outdoor space. With just a little TLC, this property could truly shine and add even more value. Don't miss this fantastic opportunity to own an affordable home with income potential instantly!