



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**39 Meadowlark Boulevard N  
Lethbridge, Alberta**

**MLS # A2328779**

**\$364,900**



|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Park Meadows                    |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level |               |                   |
| <b>Size:</b>     | 861 sq.ft.                      | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                   |

|                    |                   |                   |      |
|--------------------|-------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed             | <b>Zoning:</b>    | R-37 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance |                   |      |

**Inclusions:** 2 Fridges, 2 Stoves, garage door opener and 1 remote

This 861 sq ft home offers a strong revenue setup with a 2-bed, 1-bath main-floor unit and an additional 1-bed, 1-bath illegal basement suite, each with its own private entrance and separate laundry. The main floor features updated flooring and windows along with a front balcony and a side patio for outdoor space. A 22'x24' detached garage is also rented out, adding another steady income stream. The home is in good condition throughout and sits directly across from the school, making it an appealing live-up/rent-down opportunity or a turnkey investment property with multiple revenue sources.