



GRASSROOTS
REALTY GROUP

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1252 & 1254 6 Avenue S
Lethbridge, Alberta

MLS # A2331713



\$249,900

Division:	London Road		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	3,098 sq.ft.	Age:	1896 (130 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Landscaped, Standard Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Siding	Zoning:	R-L(L)
Foundation:	Combination	Utilities:	-
Features:	Storage		

Inclusions: All attached and unattached goods "as is"

Calling all investors and renovators! This full duplex requires extensive repairs and updating and is being sold as is, where is. Whether you're looking to expand your investment portfolio, or secure a prime redevelopment opportunity, this London Road property delivers exceptional potential. Situated on an expansive 8,169 sq. ft. lot with convenient alley access, this full duplex offers four self-contained rental suites - the two upstairs units are non-conforming/illegal suites. There are two 2-bedroom units and two 1-bedroom upper suites which is ideal in providing multiple income streams from day one. Located in one of Lethbridge's most sought-after mature neighborhoods, this property is equally attractive for its future possibilities. The generous lot size offers excellent potential for an infill project or a custom redevelopment, making it an ideal land holding while earning rental income. There's also room for a future garage or additional site improvements (buyers are encouraged to complete their own planning and development due diligence with the City of Lethbridge). This is a rare opportunity for both seasoned investors and builders looking to capitalize on the ongoing demand in desirable London Road. Contact your REALTOR® today for more information or to arrange your private viewing.