



GRASSROOTS
REALTY GROUP

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1717 St Edward Boulevard N
Lethbridge, Alberta

MLS # A2331849



\$725,000

Division:	St Edwards		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,934 sq.ft.	Age:	1974 (52 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-60
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4-Fridge, 4-Stove, 4-Washer, 4-Dryer

Fully Rented Fourplex - Turnkey Investment Opportunity Looking to add a solid income-producing property to your portfolio? This well-maintained northside fourplex offers immediate rental income with all four units currently occupied by long-term, reliable tenants. Each spacious unit features 2 bedrooms, 1 bathroom, in-suite laundry, and its own private storage area. Three of the four units have been tastefully updated, while the fourth has been exceptionally well cared for by a long-term tenant, offering future upside whenever turnover occurs. Major capital improvements have already been completed, including the roof (2016) and windows (2017), helping reduce future maintenance costs. Utilities are separately metered, with tenants responsible for their own utility expenses, making this an efficient investment to manage. Conveniently located close to schools, parks, public transit, and everyday amenities, this property continues to attract quality tenants in a desirable rental location. Whether you're expanding your portfolio or purchasing your first multi-family investment, this fully occupied fourplex offers strong income potential with room for future growth.