



GRASSROOTS
REALTY GROUP

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1131 29 Street S
Lethbridge, Alberta

MLS # A2336083



\$400,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Private, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: NA

Here we have a rare opportunity. This well kept home in Lakeview is a unique opportunity whether you are an investor or a family looking to supplement your mortgage. With an illegal suite in the basement with 2 bedrooms, separate entrance, separate laundry room, you have the ability to rent this space out without disrupting whoever is living upstairs. This house boasts 3 bedrooms up with a large laundry room attached to the primary bedroom. It is close to all amenities, just off of Mayor Magrath Dr S, so even if you don't have your own transportation, the whole city is a bus ride away. A 2 car garage caps this space off. The garage is currently being rented out, but the new owners will have the opportunity to keep renting it out for income, or use it for your own toys. This won't last long. We will be accepting offers until August 13 and reviewing all offers then.