



GRASSROOTS
REALTY GROUP

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1501 16 Avenue S
Lethbridge, Alberta

MLS # A2337987



\$525,000

Division:	Agnes Davidson		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,675 sq.ft.	Age:	1941 (85 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Pad, Triple Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	-		

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

Inclusions: Fridge 2, Stove 2, Washers 2, Dryers 2

Discover the possibilities at 1501 16 Avenue S. This full duplex in south Lethbridge offers two complete, single level homes in one sale. Each unit features two bedrooms, a four piece bathroom, a kitchen, a comfortable living area, and its own laundry. One unit also includes a pantry and a walk-in closet in the primary bedroom. Mature trees lend the property a welcoming feel, while yard space, off street parking, and nearby parks add to its everyday appeal. The heated triple garage has no windows for added privacy. It is currently unrented, although a request has been made to rent it for \$600 per month. Each unit rents for \$1,375 per month, providing \$33,000 in annual gross rental income from the duplex. Whether you're expanding your investment portfolio or considering a property where you could eventually live in one unit and rent the other, this duplex is worth a closer look. Book a viewing with your favourite REALTOR® today!