



GRASSROOTS
REALTY GROUP

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3319 - 3321 5A Avenue S
Lethbridge, Alberta

MLS # A2341134



\$540,000

Division:	Glendale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,438 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Triangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 fridges, 2 stoves, 2 washers, 2 dryers 2 sheds

FULL DUPLEX—ONE TITLE, TWO GREAT OPPORTUNITIES! Whether you're looking to expand your rental portfolio, live on one side while renting the other, or keep extended family close by, this full bungalow-style duplex offers outstanding flexibility. Each unit features 4 bedrooms, 2 bathrooms, spacious bedrooms and a generous living room. The west unit, 3319, includes updated vinyl plank flooring on the main floor and lower level, central air conditioning -(this unit only), a new furnace, newer hot water tank and new stove. The east unit, 3321, includes a newer washer and dryer. Both sides have fenced yards and off-street parking for two vehicles. Currently rented at \$1,600 plus utilities on the west side and \$1,350 plus utilities on the east side, this property provides immediate rental income! Ideally located near General Stewart Elementary School, just two blocks from Henderson Lake Park, with convenient access to downtown and major routes. Not often does a full duplex on a single title come up for sale! This one is priced to sell (\$270,000 per side) on a massive lot! A versatile South Lethbridge investment with plenty of potential! Call your Realtor today!