



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1220 9 Street N
Lethbridge, Alberta

MLS # A2342647



\$615,000

Division:	Staffordville		
Type:	Residential/Duplex		
Style:	Attached-Front/Back, Bi-Level		
Size:	1,365 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard		

Heating:	Baseboard, Boiler
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge x 2, stove x 2, dishwasher x 1, washer x 2, dryer x 2, air exchanger, A/C on 1 side, portable air conditioner (all as is)

FULL DUPLEX with 20 x 28 HEATED GARAGE with 220 power. Plenty of parking front and back. 2003 build. 3 beds & 2 baths on each side. *Pictures are of rear unit between tenants. The boiler system has recently been completely serviced for your peace of mind. Great location with easy access to Scenic Drive and the Industrial Park. Currently the front unit has a month-to-month tenancy , and the rear unit has a Lease until June 2027. Many options here, live in one side & rent the other or rent both sides and the garage for income. What are your needs...