



GRASSROOTS
REALTY GROUP

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1305 18 Avenue S
Lethbridge, Alberta

MLS # A2342814

\$429,000

Division:	Scenic Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: Fridges, stoves, washer, dryer, garage remotes

This well-positioned 5-bedroom suited home offers excellent flexibility and income potential. The main floor features 3 bedrooms, 1 full bathroom, and its own washer and dryer, while the lower level offers an illegal suite with 2 bedrooms, 1 full bathroom, and a separate washer and dryer. Set on a desirable corner lot with a double detached garage, there's ample parking and space to enjoy. Located minutes from the dog park and just minutes from the college, this is an ideal opportunity for investors, multi-generational living, or those looking to offset their mortgage with rental income. A property with location, versatility, and potential — don't miss it!