



GRASSROOTS
REALTY GROUP

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137 14 Street N
Lethbridge, Alberta

MLS # A2343237



\$489,900

Division:	Westminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	1909 (117 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L(W)
Foundation:	Block	Utilities:	-
Features:	Storage		

Inclusions: N/A

Originally home to the first bakery in Lethbridge, this 1909 building offers a rare opportunity to own a piece of the city's history while generating strong rental potential. The property has operated as a four plex for over 50 years and is currently configured with 4 separate living units. Three units are 2 bedroom and one is a one bedroom. The city of Lethbridge assesses & taxes the property as a 4plex. There are newer windows & 2 hot water tanks. Situated in a convenient location with over 2100 sq ft. (potential for a double garage in the back) this property offers plenty of opportunity for an investor looking to add to their portfolio.