

\$1,929,000 - 86 Sunridge Boulevard W, Lethbridge

MLS® #A2066392

\$1,929,000

0 Bedroom, 0.00 Bathroom, 1,014 sqft

Multi-Family on 0.00 Acres

Sunridge, Lethbridge, Alberta

Have you been looking for a fantastic real estate investment opportunity? Look no further!! Here is your chance to own most of the block, consisting of 4 LEGALLY suited houses (8 units total) - Each with a double detached garage and parking pad!! Upstairs, each unit consists of a bright and open floor plan with a beautiful kitchen, a well-sized master bedroom with an ensuite bathroom and master closet, and a spare bedroom with another full bathroom. Downstairs, each unit has a walkout basement with large windows, a beautiful kitchen, two large bedrooms and a full bathroom! Oh, and did I forget to mention that each unit has its own furnace / controls and separate stackable washer/dryer units? The perfect set up!! These properties are just a short drive to the university of Lethbridge and have a beautiful view of Sunridge Park across the street. Furthermore, just down the street is a middle school, liquor store, gas station, and many small restaurants! Don't miss this once in a lifetime opportunity!!

Built in 2018

Essential Information

MLS® #	A2066392
Price	\$1,929,000
Sold Price	\$1,765,000
Bathrooms	0.00
Square Footage	1,014



Acres	0.00
Year Built	2018
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Sold

Community Information

Address	86 Sunridge Boulevard W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0T4

Amenities

Parking Spaces	3
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Interior

Has Basement	Yes
Basement	Suite

Additional Information

Date Listed	July 17th, 2023
Date Sold	November 9th, 2023
Days on Market	115
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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