

\$299,900 - 122 St James Boulevard N, Lethbridge

MLS® #A2083306

\$299,900

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.06 Acres

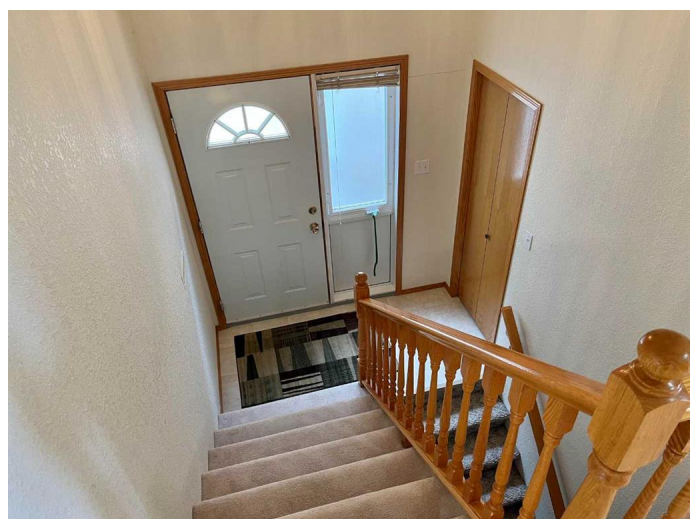
St Edwards, Lethbridge, Alberta

Fully developed half duplex with an illegal secondary suite in the lower level! This is a great opportunity to acquire a 2 unit revenue property to add to your portfolio, or even live in one and lower your cost of living by renting out the other. Set up well for 2 suites in terms of a rear separate entrance directly into the lower unit and side entrance directly into the upper, shared laundry with privacy lock offs, and ample parking for at least 2 vehicles in the back lane. Overall a pretty low maintenance lot and yard add to the convenience. Both suites are open and bright with big windows and lots of natural light, and both suites have a dishwasher. Being originally constructed in 2000 you've still got a relatively newer building, but the owner has already replaced the shingles for you (2022). Hot water tank and dryer have also been recently replaced. Being vacant the new owner can start from a clean slate and choose their own tenants, and lease agreements. 124 St James Blvd is also for sale, is virtually the same design, but is currently tenant occupied. Immediate possession is available for 122.

Built in 2000

Essential Information

MLS® #	A2083306
Price	\$299,900
Sold Price	\$265,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	122 St James Boulevard N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6M4

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, See Remarks, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2023
Date Sold	December 21st, 2023
Days on Market	86
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - I
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