

\$309,000 - 7 Cayuga Place W, Lethbridge

MLS® #A2084204

\$309,000

4 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

FINALLY! An AFFORDABLE suited property great for investors or first-time buyers that could use some mortgage-helper income! This illegally suited property is located in the heart of west Lethbridge close to the University of Lethbridge. Great for students or working professionals, this property has experienced low vacancy and is always in high demand. Nicely updated inside with beautiful flooring and BRIGHTNESS throughout with great natural lighting. The upstairs suite features a full kitchen with dishwasher and beautiful appliances, and its OWN LAUNDRY. A new deck sliding door invites you onto the large SOUTH-facing deck to enjoy, and overlooks the MASSIVE fully fenced backyard where you can create a beautiful oasis. The downstairs suite features its own kitchen and SEPARATE laundry, providing better privacy and separation between the two units. A tandem parking pad provides some desired off-street parking for you or your tenants. This is a great turn-key property to add to your investment portfolio, or move-in for yourself!

Built in 1981

Essential Information

MLS® #	A2084204
Price	\$309,000
Sold Price	\$295,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7 Cayuga Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Suite, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
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Date Sold	November 10th, 2023
Days on Market	42
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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