

# \$425,000 - 643 4 Street S, Lethbridge

MLS® #A2098293

**\$425,000**

0 Bedroom, 0.00 Bathroom, 1,747 sqft

Multi-Family on 0.00 Acres

London Road, Lethbridge, Alberta

Attention investors! A fantastic opportunity to invest in a well-located duplex in the London Road area has presented itself. The property at 403 7 Ave S boasts a spacious master bedroom on the upper level, a finished basement with two additional bedrooms and one bathroom. Meanwhile, 643 4 Street S features two bedrooms on the upper level, a finished basement with two more bedrooms, and ample living space! The yard of 403 is fully fenced and landscaped. This property is in an excellent location, only a short walk to down town amenities including bus stops to get you to the west side and college!

Built in 1949

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2098293     |
| Price          | \$425,000    |
| Sold Price     | \$390,000    |
| Bathrooms      | 0.00         |
| Square Footage | 1,747        |
| Acres          | 0.00         |
| Year Built     | 1949         |
| Type           | Multi-Family |
| Sub-Type       | Duplex       |
| Style          | Side by Side |
| Status         | Sold         |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 643 4 Street S |
| Subdivision | London Road    |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 2A4        |

### Amenities

|         |           |
|---------|-----------|
| Parking | On Street |
|---------|-----------|

### Interior

|              |                                       |
|--------------|---------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove(s), Washer |
| Has Basement | Yes                                   |
| Basement     | Finished                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 20th, 2023 |
| Date Sold      | January 26th, 2024  |
| Days on Market | 37                  |
| Zoning         | R-37                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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