

# \$490,000 - 1203 & 1205 Glacier Drive S, Lethbridge

MLS® #A2106166

**\$490,000**

2 Bedroom, 1.00 Bathroom, 1,850 sqft

Residential on 0.13 Acres

Lakeview, Lethbridge, Alberta

Lots of opportunities here! Live in one side and rent out the other or have a total income property! This duplex is on one title. There are renters in the west half (1203) who have been there 4 years & would like to stay. They are paying \$1000 per month plus utilities. This unit has 2 bedroom on the main floor and 3 bedrooms (windows are not egress), in the basement plus the laundry & storage space. This side could use some TLC - updates. The east side, (1205) has brand new vinyl planking installed, fresh paint throughout, new counter tops & back splash in the kitchen. The basement is partly developed: a den or bedroom (window not egress) and family room. Laundry/storage space as well. The hot water tank is 2017. The main floor of his unit is bright & cheery - ready to move into. Located on the pretty green strip, it's walking distance to Lakeview elementary school, the ball diamonds, Henderson park and has easy access to south side shopping. There's off street parking and a partially fenced yard. All appliances as is condition.

Built in 1970

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2106166  |
| Price      | \$490,000 |
| Sold Price | \$435,000 |
| Bedrooms   | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,850                  |
| Acres          | 0.13                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1203 & 1205 Glacier Drive S |
| Subdivision | Lakeview                    |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1K 3G5                     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance, Storage |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air                                    |
| Cooling           | None                                          |
| Has Basement      | Yes                                           |
| Basement          | Full, Partially Finished                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Greenbelt, Landscaped |
| Roof              | Flat Torch Membrane   |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 10th, 2024 |
|-------------|---------------------|

|                |                  |
|----------------|------------------|
| Date Sold      | March 26th, 2024 |
| Days on Market | 45               |
| Zoning         | R-37             |
| HOA Fees       | 0.00             |

**Listing Details**

Listing Office            SUTTON GROUP - LETHBRIDGE

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