

\$339,900 - 317 27 Street S, Lethbridge

MLS® #A2109965

\$339,900

5 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.14 Acres

Glendale, Lethbridge, Alberta

ATTENTION INVESTORS!! Here is a fantastic unique investment property in a great location! Its not too often you find the FULL package at a great price! This property has generated a strong monthly revenue to maximize your return on investment. This illegally suited property has TWO furnaces, separate entrances, separate kitchens, separate laundry, a newer detached double garage AND a parking pad plus street parking. There is a good chance that this property could be converted to a fully legalized suite! This property is located in the heart of south Lethbridge just a few minutes from Henderson Lake and Golf Course, Swimming, Baseball stadium, and the brand new Agriculture Hub and Exhibition. Upstairs the property contains THREE bedrooms and has a large living room with great natural lighting from the big windows. The upper units also contains its own kitchen, laundry, and second entrance to the backyard and garage. The lower suite also contains a large living room, with TWO bedrooms, SEPARATE FURNACE, a full kitchen with separate in-unit laundry. Outside is a newer double detached garage that can be rented separately, or with one of the suites, plus an extra double parking pad! There is some bonus room to build extra equity and value-add to your investment with some cosmetic improvements. This property is in a fantastic location with great diversity having a three bedroom suite, a two bedroom suite, and a garage. An investors dream to add in your



portfolio, or a great first property if you are just getting started!

Built in 1952

Essential Information

MLS® #	A2109965
Price	\$339,900
Sold Price	\$339,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	317 27 Street S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3R7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Built-in Features
Appliances	Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air
Has Basement	Yes

Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade
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Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 25th, 2024
Days on Market	2
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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