

\$186,000 - 614 6 Street S, Lethbridge

MLS® #A2112647

\$186,000

2 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.07 Acres

London Road, Lethbridge, Alberta

Pocket Duplex! Walk to downtown as you are only 2 blocks from Downtown LA and 4 blocks from the mall. This quaint, charming building is comprised of 2 separate main level suites and could be an excellent addition, or start, to your real estate portfolio. Each 1 bedroom suite has a separate exterior entrance as well as a common interior entrance, separate kitchen, separate bathroom, and private back yard space. There is actually a separate furnace in the crawl space for each unit as well (1 hot water tank for the building). Utility service is as follows: 1 water/sewer meter, 1 gas meter, but 2 individual power meters (one for each suite). Rumor has it that this was actually our City's very first full duplex! Currently there are no laundry facilities set up, but the South suite has rough-ins and you could very well plumb something in for the North suite. Approximate age of shingles and furnaces is 18 years, with the HW tank being about 2 years. All in all a very unique and affordable income property!

Built in 1908

Essential Information

MLS® #	A2112647
Price	\$186,000
Sold Price	\$150,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	990
Acres	0.07
Year Built	1908
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	614 6 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J2E3

Amenities

Parking Spaces	4
Parking	Alley Access, Stall

Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Interior Lot, Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

Additional Information

Date Listed	March 9th, 2024
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Date Sold	May 21st, 2024
Days on Market	73
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - I
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