

# \$590,000 - 1418 3 Avenue N, Lethbridge

MLS® #A2124802

**\$590,000**

0 Bedroom, 0.00 Bathroom, 1,953 sqft

Multi-Family on 0.00 Acres

Westminster, Lethbridge, Alberta

Full Duplex with Basement Suites - Fully Rented - Investment Opportunity. Looking for a revenue producing property to add to your investment portfolio? Look no further than this fully rented full duplex with illegal basement suites! This property features new flooring in two units, as well as two gas fireplaces in the basement suites for added comfort and warmth. The garage can also be rented out for additional revenue, making this an even more attractive investment opportunity. Recent upgrades include a new roof, ensuring that this property is in top condition for its new owner. With its excellent rental history and prime location, this full duplex is the perfect opportunity for savvy investors looking to maximize their returns. Don't miss out on this incredible opportunity - contact your real estate agent today to schedule a showing and take the first step towards owning a profitable investment property!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2124802  |
| Price          | \$590,000 |
| Sold Price     | \$596,000 |
| Bathrooms      | 0.00      |
| Square Footage | 1,953     |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |              |
|----------|--------------|
| Type     | Multi-Family |
| Sub-Type | Duplex       |
| Style    | Back Split   |
| Status   | Sold         |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1418 3 Avenue N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1H0J4          |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                    |
| Parking        | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Skylight(s), Sump Pump(s)                |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 2                                                                           |
| Fireplaces        | Basement, Gas                                                               |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Walk-Out                                                          |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 20th, 2024 |
| Date Sold   | May 14th, 2024   |

|                |        |
|----------------|--------|
| Days on Market | 24     |
| Zoning         | R-L(W) |
| HOA Fees       | 0.00   |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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