

\$349,900 - 1109 13 Avenue N, Lethbridge

MLS® #A2128402

\$349,900

5 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.16 Acres

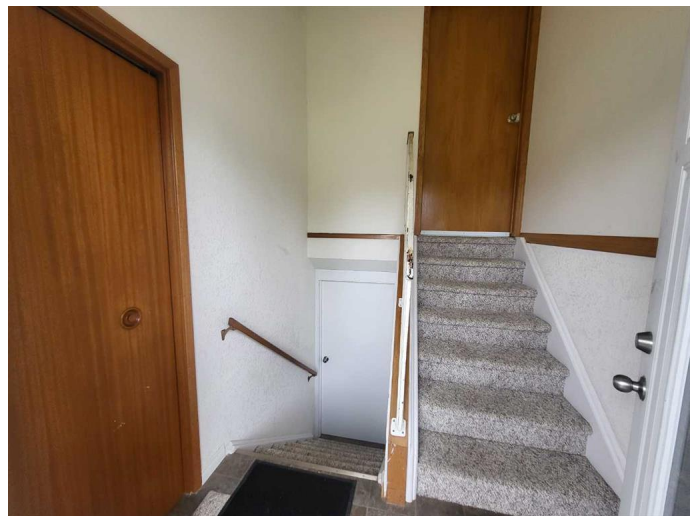
St Edwards, Lethbridge, Alberta

INVESTMENT OPPORTUNITY! Are you thinking of investing in a revenue property or want to lower your cost of living? Look no further. This 5 bedroom 2 bathroom home located in the community of St. Edwards in North Lethbridge could be your next investment. Currently the upstairs suite, downstairs suite and garage are all rented. You could live up and rent down if you are looking to make your cost of living more affordable. The upstairs suite has 3 bedroom and 1 bathroom and separate laundry and entrance. The recently renovated illegal suite has 2 bedroom and 1 bathroom and again separate laundry and entrance. The basement has new flooring and paint a few years back. The detached garage is 20x26' giving you lots of storage space or continue to rent it out for extra cash flow. Contact your agent to get more information about the rentals.

Built in 1969

Essential Information

MLS® #	A2128402
Price	\$349,900
Sold Price	\$349,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.16



Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1109 13 Avenue N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1S7

Amenities

Parking Spaces	4
Parking	Attached Carport, Double Garage Detached

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 22nd, 2024
Days on Market	16
Zoning	R-L

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills South Real Estate

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