

\$775,000 - 1260 6 Avenue N, Lethbridge

MLS® #A2136923

\$775,000

0 Bedroom, 0.00 Bathroom, 6,240 sqft
Multi-Family on 0.43 Acres

Senator Buchanan, Lethbridge, Alberta

Three buildings, 4 living areas, all on one title!
Would you like to live here in a 2775-square-foot bungalow and have the rents pay all of your mortgage? At this price per square foot, you cannot beat the price of this property. If these properties were separate and sold individually, the price would be much more. This is a great opportunity to buy 3 buildings, but only have to deal with one mortgage. With today's interest rates, this makes more sense than ever. Collect rent from the 3 suites for a total of \$3,950 a month!! Or, you this is a great place for extended family where everyone has their own space. This is a great opportunity to finance your residence and your revenue property at the same time. This former church with living quarters and hall has been converted into a one-of-a-kind residence plus an additional 3 suites (Over 6,000 square feet of above-ground development). In the main building, you will find 20 ft ceilings, all redone drywall, hardwood floors, granite throughout, and a luxurious floor plan that includes a massive master bedroom, new kitchen, and a great area for entertaining. Don't forget the dream attached garage 31x26. Also redone electrical, and new roofs on each building. The 3 attached suites have a combined income of \$3,950 per month (\$1450 plus utilities, \$1000 including utilities, and \$1500 including utilities). All with redone kitchens and bathrooms. This is a great opportunity for someone who wants to live in a luxurious property while enjoying the benefits



1260 6th Avenue North Lethbridge, Alberta
MLS# LD0169612 (All on one title)



of rental income that can pay for your mortgage. Also great for someone with a large extended family that wants to live close by. Or maybe this could work as a 4-plex that you rent out! Ask your REALTOR® for a detailed feature sheet!

Built in 1911

Essential Information

MLS® #	A2136923
Price	\$775,000
Sold Price	\$761,350
Bathrooms	0.00
Square Footage	6,240
Acres	0.43
Year Built	1911
Type	Multi-Family
Sub-Type	Triplex
Style	Bungalow
Status	Sold

Community Information

Address	1260 6 Avenue N
Subdivision	Senator Buchanan
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5T7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street

Interior

Interior Features	Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Tile
Has Basement	Yes
Basement	Partially Finished, See Remarks

Exterior

Exterior Features	Private Entrance, Private Yard
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 17th, 2024
Days on Market	18
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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