

\$629,900 - 1320 Lakemount Boulevard S, Lethbridge

MLS® #A2160472

\$629,900

0 Bedroom, 0.00 Bathroom, 2,050 sqft

Multi-Family on 0.00 Acres

Lakeview, Lethbridge, Alberta

Full duplex with a 2-bedroom legal basement suite on one side, producing 3 rental incomes. This investment opportunity is ideally located in the heart of Lakeview and has been rented to a couple of long-term tenants, one living there for over 11 years. 1318 is a full half duplex with an undeveloped basement, it is in largely original condition and could some cosmetic updating inside. 1320 (a) is a 2-bedroom main floor in original but pristine condition and is currently rented to a lovely young family who would very much like to stay. 1320 (b) is a 2-bedroom basement suite which is in the most updated condition of the 3 units, with a newer kitchen, bathroom and finishings. Structurally and mechanically this property is in excellent repair. Updates include 3 newer furnaces, many newer PVC windows and a newer asphalt bonded, torch down roof. Lots of off-street parking for all tenants and rents include one stall each of the triple detached garage in back. Each of the 3 suites has its own backyard space where kids and pets can enjoy the outdoors. If you're thinking long term investment, here's your chance. Call your REALTOR for your private viewing today!



Built in 1973

Essential Information

MLS® # A2160472

Price \$629,900

Sold Price	\$610,000
Bathrooms	0.00
Square Footage	2,050
Acres	0.00
Year Built	1973
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Sold

Community Information

Address	1320 Lakemount Boulevard S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3K8

Amenities

Parking Spaces	6
Parking	Triple Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Additional Information

Date Listed	September 3rd, 2024
Date Sold	October 3rd, 2024
Days on Market	29
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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