

\$449,900 - 624 22nd Street N, Lethbridge

MLS® #A2171319

\$449,900

3 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 0.19 Acres

Westminster, Lethbridge, Alberta

A full duplex property presents a unique investment opportunity, offering the flexibility to generate rental income while also serving as a personal residence. With each side providing 1050 square feet of living space, this type of property can accommodate comfortable living quarters and still promise a good revenue stream from the other unit. The minimal basement development suggests potential for future enhancements, which could further increase property value. The inclusion of separate driveways enhances tenant privacy and convenience, a desirable feature in the rental market. Moreover, the presence of a large, high-roofed 25 x 25 garage with a main steel beam is an attractive addition, providing ample storage or workshop space, which could appeal to a variety of potential renters or serve as a personal amenity. Overall, such a property could be an excellent choice for someone looking to enter the real estate market, offering both a home and an investment.

Built in 1964

Essential Information

MLS® #	A2171319
Price	\$449,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,100
Acres	0.19
Year Built	1964
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	624 22nd Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3R8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	High Ceilings
Appliances	Refrigerator, Stove(s)
Heating	Baseboard, Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Flat Torch Membrane
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2024
Date Sold	October 23rd, 2024

Days on Market	16
Zoning	R-L(W)
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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