

\$630,000 - 1813 23 Street N, Lethbridge

MLS® #A2176430

\$630,000

0 Bedroom, 0.00 Bathroom, 1,880 sqft

Multi-Family on 0.17 Acres

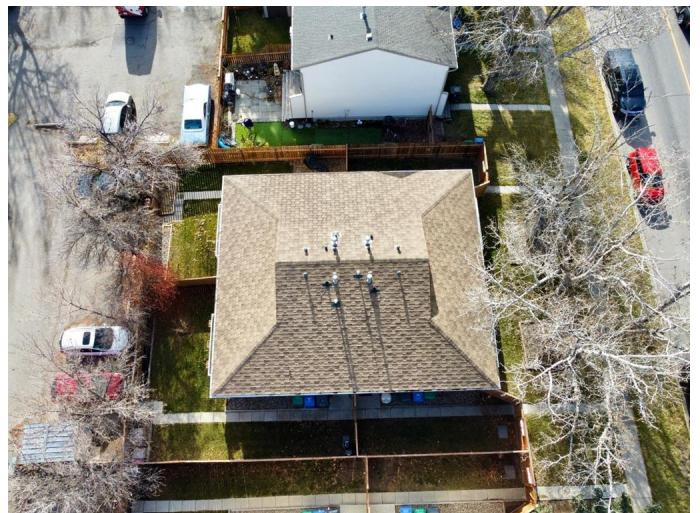
Park Meadows, Lethbridge, Alberta

Introducing a premier investment opportunity at 1-4-1813 23 St N, Lethbridge, AB T1H 4K3, Canada. This multi-family property offers eight bedrooms and four bathrooms, providing a stable rental income as it's currently fully rented. Recently updated, this property aligns perfectly with a strategy focused on reliable investment income.

Strategically located close to vital community hubs, the property offers excellent convenience. It's a short walk from Winston Churchill High School and within comfortable proximity to Meadows Park—ideal for leisure and family activities. Shopping needs are easily met with a nearby Walmart Supercentre, and the neighborhood's connectivity is enhanced by proximity to both Sherring Industrial Park and Churchill Industrial Park.

This property not only promises consistent rental turnover but is also situated in a developing area, promising potential appreciation in property value. Nearby schools, such as Park Meadows Elementary School, add to the neighborhood's appeal, ensuring it remains a desirable location for families.

This rare opportunity is perfect for those looking to expand their real estate portfolio or enter the investment scene in Lethbridge with a robust and attractive property offering. All financials and additional property details are



available upon request. Secure your future in real estate with this compelling multi-family unit.

Built in 1974

Essential Information

MLS® #	A2176430
Price	\$630,000
Sold Price	\$615,000
Bathrooms	0.00
Square Footage	1,880
Acres	0.17
Year Built	1974
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	1813 23 Street N
Subdivision	Park Meadows
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 4K3

Amenities

Parking Spaces	4
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Additional Information

Date Listed	November 12th, 2024
Date Sold	November 22nd, 2024
Days on Market	10
Zoning	R-60
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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