

\$630,000 - 1817 23 Street N, Lethbridge

MLS® #A2176431

\$630,000

0 Bedroom, 0.00 Bathroom, 1,880 sqft

Multi-Family on 0.17 Acres

Park Meadows, Lethbridge, Alberta

Introducing a prime investment opportunity at 1-4-1817 23 St N, Lethbridge, AB T1H 4K3, Canada. This multi-family property offers 8 bedrooms and 4 bathrooms, presenting a compelling option for rental income generation with already fully rented and updated units.

Located in a highly accessible area, the property is strategically positioned near key community amenities. Winston Churchill High School is a mere 631 meters away, providing easy accessibility to educational facilities. Additionally, essential services and industrial opportunities are nearby with Churchill Industrial Park and Sherring Industrial Park located within close vicinity.

This property does not only promise consistent rental income but also sits in a vibrant neighborhood that enhances tenant appeal, contributing to its investment attractiveness. Proximity to significant landmarks and everyday conveniences makes this a desirable location for both current and prospective tenants.

For those looking to expand their investment portfolio or enter the property investment market, this listing represents a rare opportunity in North Lethbridge. This offering is set to provide a continuous return on investment due to its strategic position and stable tenant occupancy. Don't miss out on this exceptional chance to own a property with



strong rental benefits and significant growth potential in a thriving community.

Built in 1974

Essential Information

MLS® #	A2176431
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	1817 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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