

\$650,000 - 2401 23 Street N, Lethbridge

MLS® #A2176433

\$650,000

0 Bedroom, 0.00 Bathroom, 2,168 sqft

Multi-Family on 0.17 Acres

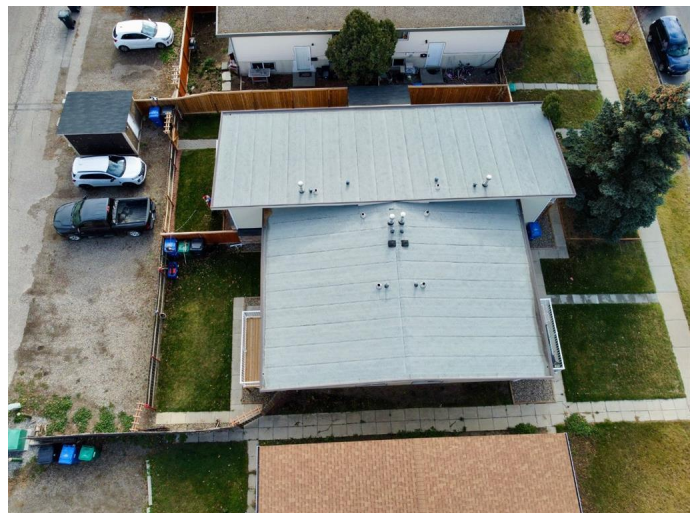
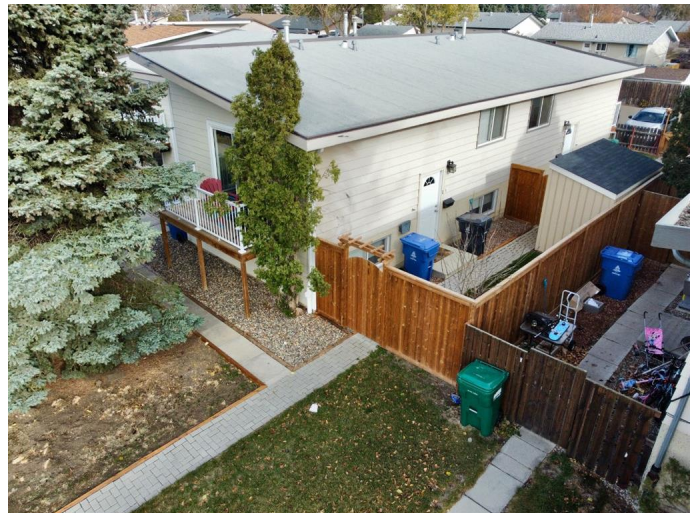
Park Meadows, Lethbridge, Alberta

Introducing a remarkable investment opportunity at 1-4-2401 23 St N, Lethbridge, AB. This multi-family property features a total of 10 bedrooms and 4 bathrooms spread across four units: two 2-bedroom and two 3-bedroom suites. Three of these units have been recently renovated, combining modern comfort with strong rental income potential.

Strategically positioned in a thriving community, this property is less than a kilometer from Winston Churchill High School and a short distance from essential amenities, including the Walmart Supercentre and various industrial parks such as Sherring and Churchill Industrial Parks. These nearby features underscore the property's appeal to potential renters, who value convenience and accessibility.

This offering presents an excellent chance for investors to capitalize on Lethbridge's growing rental market. Each unit has been designed with functionality and style in mind, ensuring attractiveness to prospective tenants. Whether you're looking to expand your real estate portfolio or stepping into investment properties for the first time, this property promises to be a valuable asset.

Take advantage of this rare opportunity to own a multi-family development in a desirable location. This investment is poised for success, generating sustainable rental income



in a community known for its steady demand.
Don't miss out" explore the potential of
1-4-2401 23 St N and see how it aligns with
your investment goals.

Built in 1975

Essential Information

MLS® #	A2176433
Price	\$650,000
Sold Price	\$635,000
Bathrooms	0.00
Square Footage	2,168
Acres	0.17
Year Built	1975
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	2401 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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