

\$539,900 - 649 10 Street S, Lethbridge

MLS® #A2182349

\$539,900

6 Bedroom, 4.00 Bathroom, 1,798 sqft

Residential on 0.11 Acres

London Road, Lethbridge, Alberta

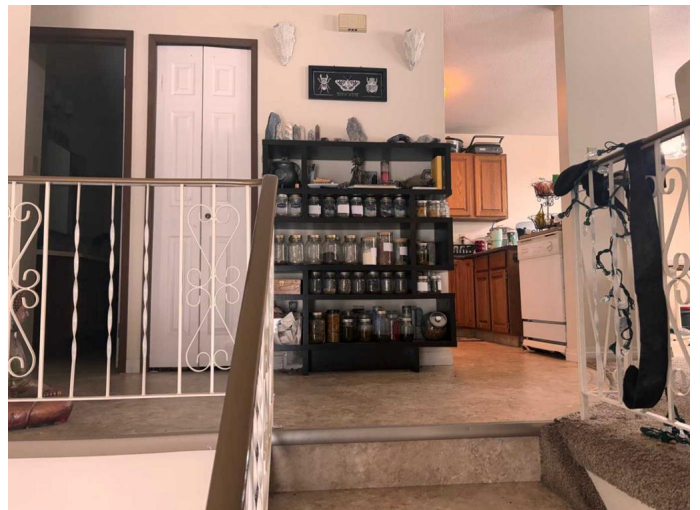
Discover a prime investment opportunity in the heart of London Road! 649 10 St.S & 1103 7 Ave. S. This full southside duplex, situated on a desirable corner lot on 7 Ave S. is now available for the first time from the original owner and builder. With both units currently tenant-occupied by reliable tenants (one for over 9 years). This property is already generating a solid, dependable revenue every month. Each spacious unit offers a functional layout with a total of three bedrooms (2 up, 1 down), 1.5 bathrooms, and features that make it a comfortable and inviting home, such as a cozy wood-burning fireplace and a covered front deck perfect for relaxation. Additionally, both units come with off-street parking, adding convenience for tenants. Both sides have tenants in place who would love to stay; one has been here for over 9 years! This is a unique chance to acquire a well-maintained, income-producing property in a highly sought after area. Ideal for expanding your portfolio, this property promises stability, charm, and potential growth in value. Don't miss out—reach out to your REALTOR® today to secure this exceptional investment!

Built in 1980

Essential Information

MLS® # A2182349

Price \$539,900



Sold Price	\$505,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,798
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	649 10 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2M9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Wood Windows, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Corner Lot

Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Date Sold	March 11th, 2025
Days on Market	96
Zoning	R-L(L)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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