

**2138 19 Avenue S
Lethbridge, Alberta**

MLS # A2172970



\$389,999

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Basement- apartment size stove, Fridge, washer/dryer, blinds

Fantastic Revenue Property in a Prime Southside Location! If you're in the market for a revenue-generating property, look no further! This charming home offers an exceptional opportunity for investors or homeowners looking for additional income. The property features a two-bedroom suite upstairs, complete with its own laundry facilities, ensuring convenience for tenants. The basement suite adds even more value, offering a one-bedroom unit with a den, also equipped with laundry facilities. Both units are designed to provide comfort and privacy, making them highly desirable rental options. Additionally, the property boasts a detached garage in the back, which can serve as a rental space, further increasing your potential income. With a competitive price point, this revenue property is an excellent investment opportunity in a sought-after southside neighborhood. Don't miss out on this chance to secure a fantastic income-generating asset! Contact your Realtor® for a viewing .