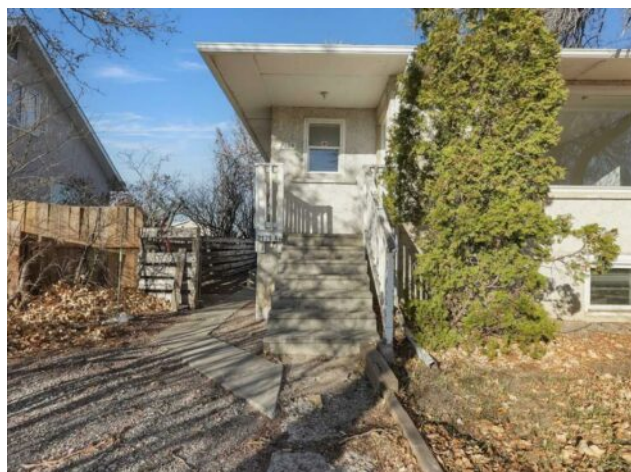


2139 5 Avenue N  
Lethbridge, Alberta

MLS # A2269300



# \$269,900

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	647 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting,		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge x2, Stove X2, shed

Looking for the perfect income-generating property? This fully vacant, illegally suited home is a rare find! Located just steps from transit, popular dining spots, and essential amenities, this property offers unbeatable convenience and investment potential. Two completely separate areas, each with: 2 bedrooms 1 full bathroom Bright living room Full kitchen Private, independent entrance Expansive backyard with ample parking space or the potential to build a garage for even more revenue Prime location near transit and daily conveniences Immediate rental income potential to pick your own tenants with both areas being move-in ready and vacant! Whether you're a seasoned investor or a first-time buyer looking to offset your mortgage, this property is a smart move. Don't miss out on this income-generating gem!