

7 cayuga Place W
Lethbridge, Alberta

MLS # A2281628



\$390,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting		

Inclusions: Fridge x2, stove x2, dishwasher, washer x2, dryer x2, window coverings, shed

Excellent revenue property in a sought-after Westside location! This versatile home offers an ideal opportunity for investors or homeowners looking to offset their mortgage by living up and renting down. The bright, well-designed basement suite features two spacious bedrooms, a full bathroom, a comfortable living area, and a functional kitchen layout. Each unit is equipped with its own private laundry, ensuring added convenience and privacy. Outside, enjoy a generous backyard complete with a deck—perfect for relaxing or entertaining. Ideally situated near parks, walking paths, and all Westside amenities, this property checks all the boxes for location and long-term value.