

1413 1 Avenue N
Lethbridge, Alberta

MLS # A2161471



\$149,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1906 (118 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	R-L(W)P
Foundation:	See Remarks	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Investor Alert! Located at 1413 1 Ave N, Lethbridge, this property sits on a spacious 63x144-foot lot, offering endless possibilities for the savvy investor. With its close proximity to downtown and easy access to anywhere in the city, this lot presents a fantastic opportunity for redevelopment, a complete remodel, or other investment options. Whether you're looking to build new or transform the existing space, this property provides the perfect canvas for your vision. Don't miss out on this prime opportunity in Lethbridge!