

# \$509,900 - 612 6 Street S, Lethbridge

MLS® #A2199700

**\$509,900**

5 Bedroom, 4.00 Bathroom, 2,345 sqft

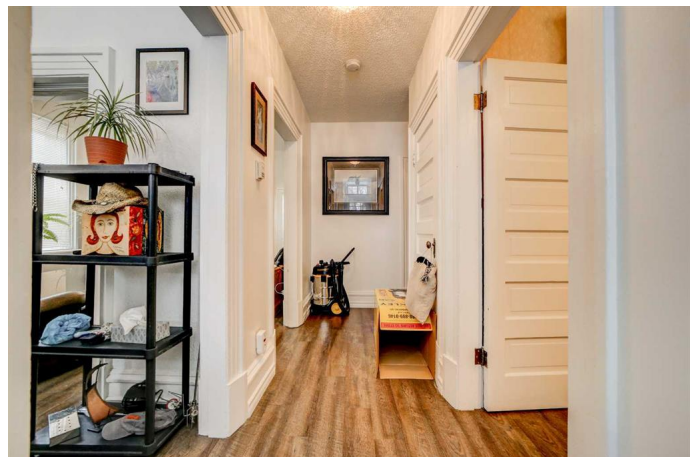
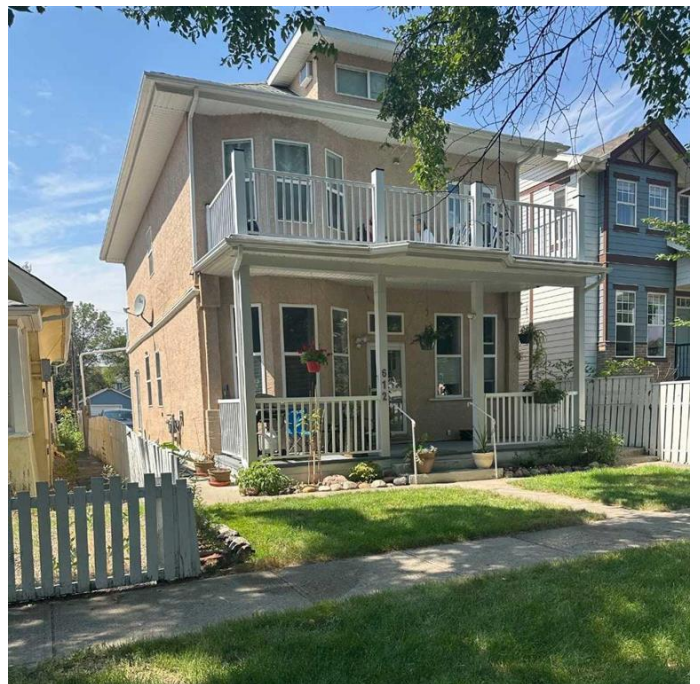
Residential on 0.07 Acres

London Road, Lethbridge, Alberta

Welcome to this investors dream, it is an amazing character property comes with 4 fully rented illegal suites that have been well maintained and nicely updated. This charming property is located on a great street, one block off of downtown, with an abundance of large trees and privacy. Walk into the main floor and see the 10' tall ceilings and old world charm featuring a formal dining room, living room and a modern kitchen. The main unit also has two good sized bedrooms and independent laundry. Head into the second entrance where you find the common laundry area for the three upper suites. The second suite has a cute living room, kitchen, bedroom, bathroom and a private patio. The third suite features a cute kitchen, large bedroom, bathroom and an incredible balcony overlooking the street with downtown views. Head on up to loft where you will find a large bedroom area, kitchen and bathroom with a small fire escape/balcony. Attached in the rear is a storage shed(4' x 8'). The basement is beautifully done with good head clearance, mostly just for storage and utilities. The property was all completely redone in 2000 with stucco exterior, PVC windows and new balconies. Many updates throughout the years. This incredible opportunity is ready for you to start or grow your portfolio today.

Built in 1901

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2199700          |
| Price          | \$509,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 2,345             |
| Acres          | 0.07              |
| Year Built     | 1901              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 612 6 Street S |
| Subdivision | London Road    |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 2E3        |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Sewer Connected, Cable Available, Garbage Collection, Natural Gas Connected, Phone Available |
| Parking Spaces | 3   |
| Parking        | Alley Access, Off Street, Stall, Unpaved  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Separate Entrance, Vinyl Windows                       |
| Appliances        | Humidifier, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Central, Natural Gas   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Entrance, Storage, Awning(s)          |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stucco                          |
| Foundation   | Poured Concrete, Perimeter Wall |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 48              |
| Zoning         | R-37            |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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