

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

MLS® #A2199700

**\$509,900**

5 Bedroom, 4.00 Bathroom, 2,345 sqft

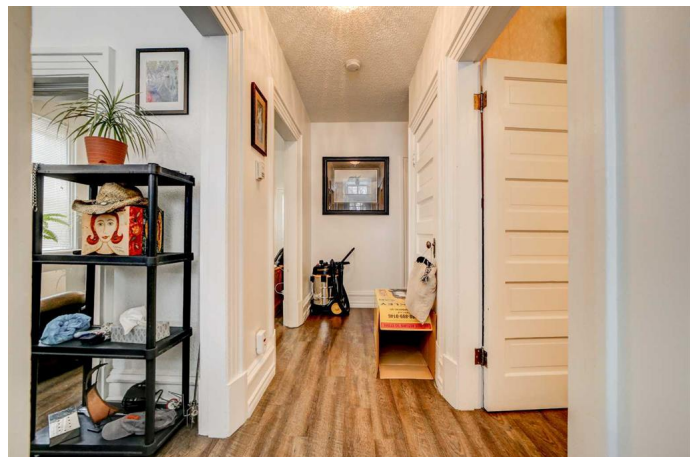
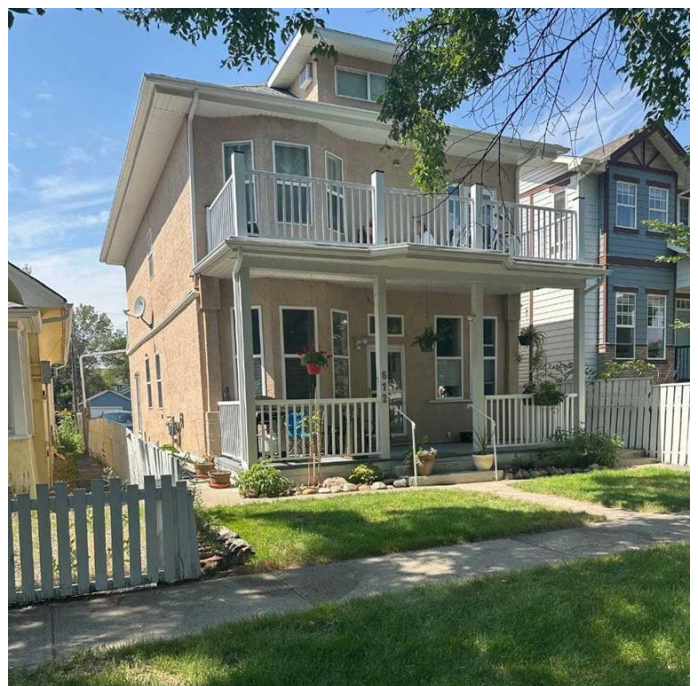
Residential on 0.07 Acres

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	45
Zoning	R-37

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.