

# \$489,000 - 137 14 Street N, Lethbridge

MLS® #A2166115

**\$489,000**

1 Bedroom, 1.00 Bathroom, 2,156 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

This building was once the first bakery in Lethbridge. This would be perfect for those looking for a great investment opportunity. Presently, 2 of the 4 suites are illegal suites. City of Lethbridge tax and assess the building as a 4plex as it has operated as a 4plex for over 50 years. Located in a very central area of Lethbridge, this building holds great potential.

Built in 1909

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2166115    |
| Price          | \$489,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 2,156       |
| Acres          | 0.11        |
| Year Built     | 1909        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 137 14 Street N |
| Subdivision | Westminster     |
| City        | Lethbridge      |
| County      | Lethbridge      |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1H 2V6 |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 4                                           |
| Parking        | Multiple Driveways, Off Street, Parking Lot |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Storage                                  |
| Appliances        | Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Crawl Space, See Remarks                 |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Lane, Back Yard   |
| Roof              | Other, Asphalt Shingle |
| Construction      | Concrete, Wood Frame   |
| Foundation        | Block                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2024 |
| Days on Market | 397                  |
| Zoning         | R-L(W)               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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