

# \$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 Yard, Back Lane
Roof	Asphalt Shingle, Other
Construction	Wood Frame, Concrete
Foundation	Block

### Additional Information

Date Listed	September 24th, 2024
Days on Market	314
Zoning	R-L(W)

### Listing Details

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

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.