

**7 Cayuga Place W
Lethbridge, Alberta**

MLS # A2244934



\$400,000

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|------------------|-----------------------|---------------|-------------------|
| Division: | Indian Battle Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,014 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac | | |

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|--------------------|--------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Recessed Lighting | | |

Inclusions: Fridge x2, stove x2, dishwasher, washer x2, dryer x2, window coverings, shed

Solid revenue property in a desirable West side location! Whether you're looking to live up and rent down, or generate income from both units, this home is a smart investment. The bright and spacious basement suite features two large bedrooms, a full bathroom, a comfortable living area, and a well-laid-out kitchen. Each suite has its own private laundry, offering convenience and privacy for tenants. Outside, you'll find a generous backyard with a deck — perfect for outdoor living. Located close to parks, walking paths, and all the amenities the West side has to offer. If you are in the market for an illegal suite on a quiet street close to amenities and transportation, this is a must see!