

**139 1 Street S  
Lomond, Alberta**

**MLS # A2276733**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R & F
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** Each Side has 5 Appliances .

NO QUALIFYING MORTGAGE : Available with 25% Downpayment. (WOW what a deal). \*\*\*\*\*Unit 139A (3 Bedroom) \$1350.00/Mo. LEASE Jan. 1,2026-Dec.31,2026.(Owner Pay's Gas ,Electricity Approx. \$200/ Mo. water,sewer,& Garbage \$142 /Mo .\*\*\*\*\* Unit 139B (2 Bedroom) Rent \$891/Mo. : Month to Month Tenancy .Tenant pays heat & electricity (Owner pays Water,Sewer,Garbage \$142/Mo. ),Insurance Approx. \$2200 /Yr.\*\*\*\*\* Well maintained property inside and out .En-suite laundry ,separate furnaces. Corner lot with lots of OFF street and ON street parking.