

# \$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	312
Zoning	R-L(W)

### Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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