

\$349,900 - 94 Mt Burke Boulevard W, Lethbridge

MLS® #A2246589

\$349,900

4 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.10 Acres

Mountain Heights, Lethbridge, Alberta

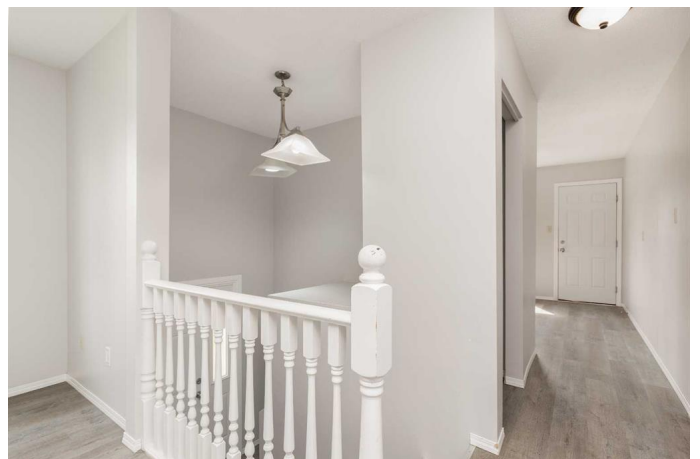
Here's a revenue property you won't want to miss. This illegally suited half duplex has recently been renovated and is vacant and waiting for your future plans. Live up or down and rent out the additional unit, or rent out both for a great investment. This property features two bedrooms, one bathroom, and in suite laundry in each unit. There have been many updates to the property over the years including a high efficiency furnace, vinyl windows and shingles, but the show stopper is the lower unit. This unit features a separate entrance and was just substantially renovated with a new kitchen, appliances, vanity, flooring, paint, light fixtures, and more. Outside you'll find a large fenced back yard that both sides and backs onto the ample green space of Rocky Mountain Park and the walking paths within. This home is located near the University and is a stone's throw to Gerald B. Probe Elementary School and Senator Joyce Fairbairn Middle School. This property has a history of significant rental income and has huge revenue potential. Check out the virtual tour and contact your favorite agent for an in person tour before it's gone.

Built in 1987

Essential Information

MLS® # A2246589

Price \$349,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	94 Mt Burke Boulevard W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6M9

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Separate Entrance, Vinyl Windows, Wood Counters
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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