

# \$529,000 - 2709 6 Avenue N, Lethbridge

MLS® #A2232861

**\$529,000**

0 Bedroom, 0.00 Bathroom, 1,767 sqft

Multi-Family on 0.19 Acres

Majestic Place, Lethbridge, Alberta

Located at 2709 6 Ave N, Lethbridge, AB, this multi-family property presents significant opportunities for both renovation enthusiasts and investors interested in rental income. Covering an interior space of 1,767 sqft, the residence is divided into two units. One side features three bedrooms, two baths and has been extensively renovated, pointing to the property's potential for further enhancements. The other side houses two bedrooms. Both sides have potential to add bedrooms.

Nestled in a serene area with notable community features, this property is a mere 385 meters from Jock Palmer Park, making it an ideal spot for those who appreciate outdoor activities. Educational establishments like Winston Churchill High School are also within proximity, approximately 1.6 kilometers away. For potential business ventures or industrial interests, the Churchill Industrial Park and Sherring Industrial Park are nearby, providing substantial advantages for occupational or developmental initiatives.

This property's large lot also offers ample space for expansion or creating additional outdoor living areas. Whether you're drawn to its renovation potential or the chance of generating rental income, this property is a robust investment in a well-served community. Photos and Virtual walk through prior to tenants.



Built in 1963

## Essential Information

MLS® #	A2232861
Price	\$529,000
Bathrooms	0.00
Square Footage	1,767
Acres	0.19
Year Built	1963
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	2709 6 Avenue N
Subdivision	Majestic Place
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 0V4

## Amenities

Parking Spaces	3
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## Interior

Appliances	Dryer, Electric Stove, Refrigerator, Washer
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## Additional Information

Date Listed	June 20th, 2025
Days on Market	8
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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