

# \$759,000 - 1-4, 164 St James Boulevard N, Lethbridge

MLS® #A2226564

**\$759,000**

0 Bedroom, 0.00 Bathroom, 2,085 sqft

Multi-Family on 0.00 Acres

St Edwards, Lethbridge, Alberta

This fantastic 1999 4-Plex is an excellent opportunity for those looking for a multi-family revenue property, with four units on one Title, parking. stalls in the rear. Upgrades include roof (2019), furnaces, hot water tanks, vinyl flooring throughout. Each unit has their own separate utilities. All units are the same size and show well, they all have their own in-suite laundry. Each have 2 levels and include 2 bedrooms, 2 bathrooms. a large open living room, kitchen and dining. Appliances include; 4 Fridges, 3 stoves, 4 dishwashers, 4 washers, 4 dryers. All are tenant occupied. \$5,050 total monthly rental income.

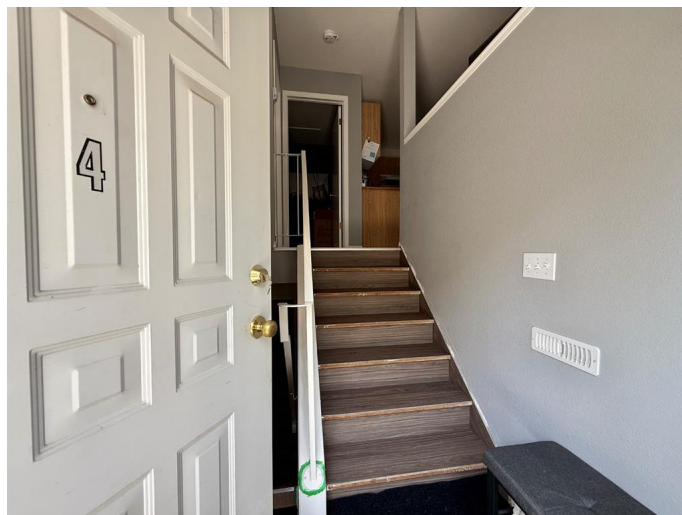
Built in 1999

## Essential Information

MLS® #	A2226564
Price	\$759,000
Bathrooms	0.00
Square Footage	2,085
Acres	0.00
Year Built	1999
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

## Community Information

Address 1-4, 164 St James Boulevard N



Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6M3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer

### **Exterior**

Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	19
Zoning	R-75

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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