

\$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 4-Plex is an excellent opportunity for those looking for a multi-family revenue property, with four units on one Title, Off street parking. Upgrades include roof (2019), furnaces, hot water tanks, vinyl flooring throughout. Each unit has their own separate utilities. All units show well, 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 with leases in place.

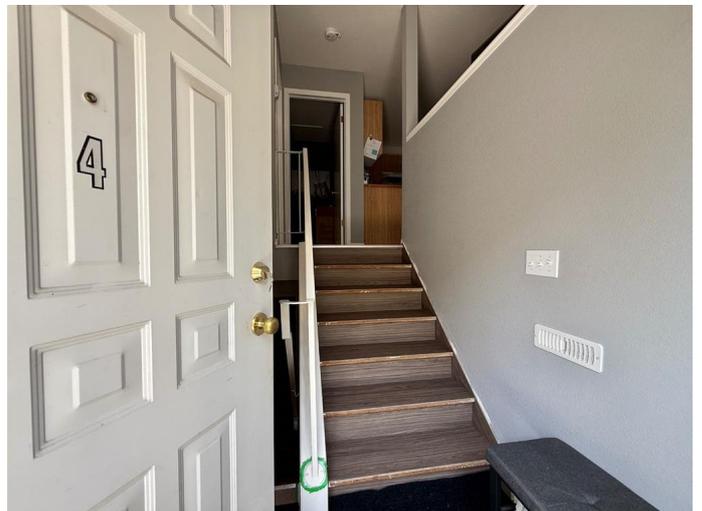
Built in 1999

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	2
Zoning	R-75

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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