

# \$400,000 - 7 Cayuga Place W, Lethbridge

MLS® #A2244934

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

Solid revenue property in a desirable West side location! Whether you're looking to live up and rent down, or generate income from both units, this home is a smart investment. The bright and spacious basement suite features two large bedrooms, a full bathroom, a comfortable living area, and a well-laid-out kitchen. Each suite has its own private laundry, offering convenience and privacy for tenants. Outside, you'll find a generous backyard with a deck — perfect for outdoor living. Located close to parks, walking paths, and all the amenities the West side has to offer. If you are in the market for an illegal suite on a quiet street close to amenities and transportation, this is a must see!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244934    |
| Price          | \$400,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,014       |
| Acres          | 0.14        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7 Cayuga Place W      |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K5J1                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Laminate Counters, Recessed Lighting |
| Appliances        | See Remarks                          |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 47               |
| Zoning         | R-L              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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