

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

MLS® #A2244934

## \$400,000

2 Bedroom, 1.00 Bathroom, 993 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, youâ€™ll find a generous backyard with a deck â€“ perfect for outdoor living. Located close to parks, walking paths, and all the amenities the West side has to offer.

Built in 1981

## Essential Information

MLS® #	A2244934
Price	\$400,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	993
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	1
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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