

\$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	Recessed Lighting, Laminate Counters
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	60
Zoning	R-L

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.