



GRASSROOTS
REALTY GROUP

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824 5 Street S
Lethbridge, Alberta

MLS # A2216351



\$399,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	998 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(L)
Utilities:	-

Inclusions: Refrigerator downstairs, Stove downstairs.

Discover the perfect blend of comfort and opportunity in this beautifully renovated suited home featuring 3 spacious bedrooms and 2 full bathrooms. Recent improvements include a new roof, updated plumbing, modern electrical panel, and newer furnace and hot water tank, offering peace of mind and low maintenance for years to come. The home includes an illegal or in-law suite—perfect for generating rental income, housing extended family, or maximizing returns as a full investment property. Enjoy a generous backyard ideal for relaxing or entertaining, and an attached garage for added convenience. The front yard is freshly landscaped with a variety of perennials that add vibrant curb appeal through the summer months. Whether you're looking to live upstairs and rent out the suite, or invest in a fully tenanted income property, this home offers flexibility, value, and immediate potential in a desirable location.