



**GRASSROOTS**  
REALTY GROUP

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**733 4 Street S**  
**Lethbridge, Alberta**

**MLS # A2221717**



**\$499,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Driveway, Front Drive, Garage Faces Front, Off Street, Single G		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** (2) Fridges, (2) Stoves, U/G Sprinklers, Dishwasher, (2) Washers, (2) Dryers, (1) OTR Mcrowave, (1) hood fan, All basement furniture. shed

Legal Suite. Prime Southside Location. Incredible Opportunity. Welcome to a rare and exceptional opportunity to own a "legally suited bungalow" in one of Lethbridge's most desirable Southside neighborhoods. This meticulously maintained home has seen over \$40,000 in recent upgrades &mdash; including a high-efficiency furnace, triple-pane windows, and R20 attic insulation, asphalt roof, HW Tank, Fire Supression System, UG Sprinklers, (exterior paint to be completed). &mdash;making it an energy-smart investment. Offering nearly 1,200 sq. ft. of main-floor living space plus 1043 sq. ft. in the lower suite, this home is ideal for homeowners and investors alike. The lower-level suite includes two full bathrooms (one for each bedroom)plus a hald bath, with minimal tenant turnover in the past decade. All furnishings in the suite are included, adding instant value and turnkey appeal. Additional highlights: - Legal secondary suite - approved and up to code. - Single attached garage. - Located just one block off Scenic Drive&mdash;minutes to the college, university, and downtown. - Steps from a park and playground. Call your favourite Realtor&reg; to set up a showing.