



GRASSROOTS
REALTY GROUP

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733 4 Street S
Lethbridge, Alberta

MLS # A2221717



\$469,000

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

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

Inclusions: (2) Fridges, (2) Stoves, 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 numerous upgrades over the past few years — including a high-efficiency furnace, triple-pane windows, and R20 attic insulation, asphalt roof, HW Tank, Fire Supression System & fresh exterior paint. 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 half 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—minutes to the college, university, and downtown. - Steps from a park and playground. Call your favourite REALTOR® to set up a showing.