



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**922 9 Street S**  
**Lethbridge, Alberta**

**MLS # A2222267**



**\$365,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Separate Entrance, Vinyl Windows, Wood Windows		

**Inclusions:** Fridge x2, electric stove x2, microwave x2, portable dishwasher (just in upstairs suite), washer/dryer stacked (upstairs suite), washer/dryer (lower suite)

This is an excellent opportunity for first-time homebuyers or investors. Whether you're looking to live in one unit while renting out the other, or seeking a strong income property in a desirable southside Lethbridge neighborhood, this home offers great potential. This well-maintained bungalow features both an upstairs and a downstairs suite. The lower suite is currently an illegal suite. Each unit includes 2 bedrooms, a 4-piece bathroom, a living room, and its own in-suite washer and dryer. Both suites are equipped with a refrigerator, electric stove, and microwave. The property offers ample parking with off-street spaces and a large rear parking pad that can accommodate up to two vehicles. The fully fenced backyard provides privacy and includes a charming courtyard, perfect for outdoor gatherings. Additionally, there is an "storage shed ideal for storing lawn care tools or other outdoor equipment.