



GRASSROOTS
REALTY GROUP

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

1902 9 Avenue S
Lethbridge, Alberta

MLS # A2258483



\$351,900

Division:	Henderson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to your ideal Southside bungalow-900 sq ft of smart living across from the hospital. This property offers unique income potential with an illegal suite, the main floor (once a medical office) could be easily converted back into a separate suite. Fantastic choice for first-time buyers, revenue seekers, or professionals wanting proximity to the hospital. Upgrades over the years include furnace, roof windows, underground sprinklers and central air. The detached single garage adds convenience. Basement tenants are in place and would like to remain, offering immediate income. Don't miss this combo of location, flexibility and modern comfort. Call today to view.