



544 21 Street S
Lethbridge, Alberta

MLS # A2291364



\$375,000

Division:	Upper Eastside		
Type:	Residential/House		
Style:	Bungalow		
Size:	814 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Hood Fan, Shed

Located in South Lethbridge, this property offers a practical opportunity for buyers looking to offset living costs or add a flexible income property to their portfolio. Configured with an illegal suite, the home features two bedrooms on the main floor and two bedrooms downstairs, with separate kitchens and living spaces on each level that allow for a variety of living or rental arrangements. The main floor opens into a bright living room where a large front window brings in plenty of natural light. Just off the living space are two comfortable bedrooms and a four piece bathroom. Toward the back of the home, the kitchen and dining area offer a functional layout for everyday living, with access to a side entrance that leads to the shared laundry and utility room as well as a separate entrance to the basement level. Downstairs, the illegal suite includes its own living room, full kitchen with pantry space, two bedrooms, and a three piece bathroom. With a self contained layout and separate entry, the space offers flexibility for extended family or tenants depending on how the next owner chooses to use the property. Outside, the backyard provides room to enjoy the outdoors while the detached double garage adds valuable storage and parking. The garage is both insulated and heated, and additional parking beside and behind the garage offers convenience for households or tenants with multiple vehicles. Situated at 544 21 Street South, the home is close to schools, shopping, transit routes, and everyday amenities, while still offering quick access to Mayor Magrath Drive for easy travel across the city. With its illegal suite configuration, detached heated garage, and flexible layout, this property presents a practical option for buyers looking to combine homeownership with income potential in South Lethbridge.