



**2626 23 Avenue S  
Lethbridge, Alberta**

**MLS # A2298024**



**\$499,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Front Drive, Off Street, On Street, Other		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other, Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x 2, electric stove, gas stove, washer, dryer

Rarely does a legally suited property like this come to market in such a convenient South Lethbridge location. 2626 23 Ave S offers 6 bedrooms, 3 bathrooms, and outstanding income potential for investors or homeowners looking to offset their mortgage with a proven rental setup. Designed for flexibility, this house features an upper suite and lower suite, giving you options for multi-generational living, owner-occupancy with supplemental income, or a full revenue property. A standout feature is the separate furnaces for the up and down suites, adding comfort, independence, and practical appeal for tenants. The legal suite status is a major advantage, offering added peace of mind and long-term value in a market where suited homes are always in demand. With six bedrooms and three bathrooms, there is room to maximize returns while still delivering the space and functionality renters appreciate. The layout provides generous living space across both levels, with ample bedrooms to attract a wide range of renters, from students to families. Its proximity to Lethbridge Polytechnic further strengthens the investment appeal, while the surrounding area offers an abundance of everyday amenities, services, green spaces, and conveniences just minutes away. Whether you are expanding your portfolio or searching for a smart live-down/rent-up opportunity, this property checks the boxes for location, versatility, and rental income potential. Don't miss your chance to own a rare legally suited home in a highly accessible neighborhood. Some photos have been edited to remove tenant property.