



733 4 Street S, Lethbridge, Alberta - \$469,000



Main Photo

Property Description

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.

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