

\$499,000 - 733 4 Street S, Lethbridge

MLS® #A2221717

\$499,000

4 Bedroom, 4.00 Bathroom, 1,182 sqft

Residential on 0.15 Acres

London Road, Lethbridge, Alberta

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 over \$40,000 in recent upgrades including a high-efficiency furnace, triple-pane windows, and R20 attic insulation, asphalt roof, HW Tank, Fire Suppression System, UG Sprinklers, (exterior paint to be completed). making it an energy-smart investment.

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.

Built in 1950

Essential Information

MLS® #	A2221717
Price	\$499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,182
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	733 4 Street S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 2A7

Amenities

Parking Spaces	5
Parking	Alley Access, Driveway, Front Drive, Garage Faces Front, Off Street, Single Garage Attached, Stall, Unpaved
# of Garages	1

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage, Vinyl Windows
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Appliances	Dishwasher, Freezer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R-L(L)

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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