

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

MLS® #A2221717

\$469,000

4 Bedroom, 4.00 Bathroom, 1,182 sqft

Residential on 0.15 Acres

London Road, Lethbridge, Alberta

Legal Suite. Prime Southside Location.
Incredible Opportunity.

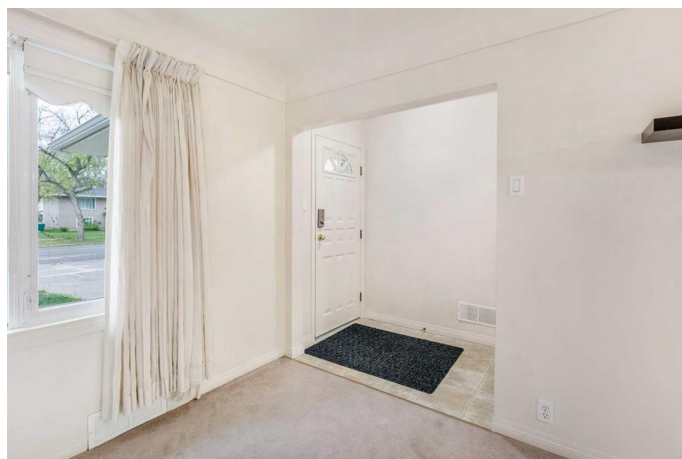
Welcome to a rare and exceptional opportunity to own a "legally suited bungalow" in one of Lethbridge's most desirable Southside neighborhoods. This meticulously maintained home has seen numerous upgrades over the past few years – including a high-efficiency furnace, triple-pane windows, and R20 attic insulation, asphalt roof, HW Tank, Fire Suppression 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.

Built in 1950

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221717 |
| Price | \$469,000 |
| 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 | Driveway, Single Garage Attached, Alley Access, Front Drive, Garage Faces Front, Off Street, Stall, Unpaved |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Vinyl Windows, Laminate Counters, Separate Entrance, Storage |
| Appliances | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Microwave Hood Fan, Stove(s) |

| | |
|--------------|---|
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry, Suite, Walk-Up To Grade |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 114 |
| Zoning | R-L(L) |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.