

# \$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 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	\$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
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	23
Zoning	R-L(L)

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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