

# \$479,000 - 733 4 Street S, Lethbridge

MLS® #A2221717

**\$479,000**

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          | \$479,000   |
| 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        | Garage Faces Front, Off Street, Single Garage Attached, Alley Access, Driveway, Front Drive, Stall, Unpaved |
| # of Garages   | 1                                                                                                           |

**Interior**

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

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

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Storage, Private Entrance, Private Yard                   |
| 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 | 102            |
| Zoning         | R-L(L)         |

## Listing Details

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

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