

**536 21 Street S**  
**Lethbridge, Alberta**

**MLS # A2298469**



**\$389,490**

<b>Division:</b>	Upper Eastside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge and Stove in basement

Located in South Lethbridge, this property offers a practical opportunity for buyers looking to offset living costs or add a flexible income property to their portfolio. Configured with an illegal suite, the home features a one bedroom main floor layout with the potential to convert back to two bedrooms, along with two bedrooms downstairs, with separate kitchens and living spaces on each level that allow for a variety of living or rental arrangements. The main floor opens into a bright, wrap around living space where a sliding patio door at the back brings in plenty of natural light and provides access to the yard. Just off the living space is a four piece bathroom and a primary bedroom, positioned for privacy from the main area. The layout also allows for the option to reintroduce a wall and create an additional bedroom depending on the needs of the next owner. The kitchen offers a functional layout for everyday living, with access to a side entrance that leads to the basement level, creating a convenient setup for a separate living space. Downstairs, the illegal suite includes its own living room, full kitchen, two bedrooms, and a three piece bathroom with a stand up shower. With a self contained layout and separate entry, the space offers flexibility for extended family or tenants. Outside, the backyard provides room to enjoy while the single detached garage adds valuable storage and parking, along with additional off street parking for multiple vehicles. Situated at 536 21 Street South, the home is close to schools, shopping, transit routes, and everyday amenities, with quick access to Mayor Magrath Drive for easy travel across the city. With its illegal suite configuration, value add potential on the main floor, and flexible layout, this property presents a practical option for buyers looking to combine homeownership with income potential in South Lethbridge.