

734 4 Street S
Lethbridge, Alberta

MLS # A2309984



\$485,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge(2), stove (2), dishwasher, washer, dryer, ac

This beautifully updated legally suited bungalow offers the perfect blend of comfort, functionality, and investment potential. The bright and inviting main floor features 2 generous bedrooms, a full bathroom, and an abundance of natural light throughout. The spacious kitchen is designed for both everyday living and entertaining, complete with ample cabinetry and lovely views overlooking the beautifully landscaped and meticulously maintained backyard. The legal lower suite adds incredible versatility with 2 additional bedrooms, a large and comfortable living area, plus a separate office or storage room, ideal for working from home, extra storage, or added tenant flexibility. Situated on a large lot in a desirable mature neighborhood filled with towering trees, this property also features a massive oversized double garage(26x30), additional parking pad, and still leaves plenty of yard space to enjoy. Pride of ownership is evident throughout, with numerous updates completed over the years including windows, roof(2017), furnace(2014), hot water tank, flooring, electrical (2014), plumbing (2015) and more. Whether you're looking for a fantastic revenue property, mortgage helper, or a home perfectly suited for multigenerational living, this is an exceptional opportunity in a prime location.