# \$365,000 - 922 9 Street S, Lethbridge

MLS® #A2222267

## \$365,000

4 Bedroom, 2.00 Bathroom, 891 sqft Residential on 0.12 Acres

Fleetwood, Lethbridge, Alberta

This is an excellent opportunity for first-time homebuyers or investors. Whether you're looking to live in one unit while renting out the other, or seeking a strong income property in a desirable southside Lethbridge neighborhood, this home offers great potential. This well-maintained bungalow features both an upstairs and a downstairs suite. The lower suite is currently an illegal suite. Each unit includes 2 bedrooms, a 4-piece bathroom, a living room, and its own in-suite washer and dryer. Both suites are equipped with a refrigerator, electric stove, and microwave. The property offers ample parking with off-street spaces and a large rear parking pad that can accommodate up to two vehicles. The fully fenced backyard provides privacy and includes a charming courtyard, perfect for outdoor gatherings. Additionally, there is an 8'x8' storage shed ideal for storing lawn care tools or other outdoor equipment.

Built in 1969

### **Essential Information**

MLS® # A2222267

Price \$365,000

Bedrooms 4

Bathrooms 2.00

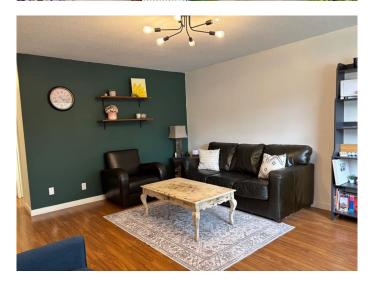
Full Baths 2

Square Footage 891

Acres 0.12







Year Built 1969

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 922 9 Street S

Subdivision Fleetwood
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J 2M2

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad

#### Interior

Interior Features Closet Organizers, Separate Entrance, Vinyl Windows, Wood Windows

Appliances Central Air Conditioner, Electric Stove, Microwave, Refrigerator,

Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Portable

Dishwasher

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Courtyard, Fire Pit, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Street Lighting

Roof Asphalt

Construction Stone, Stucco, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 18th, 2025

Days on Market 5
Zoning R-L

# **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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