

# \$351,900 - 1902 9 Avenue S, Lethbridge

MLS® #A2258483

**\$351,900**

2 Bedroom, 2.00 Bathroom, 900 sqft  
Residential on 0.14 Acres

Henderson Lake, Lethbridge, Alberta

Welcome to your ideal Southside bungalow-900 sq ft of smart living across from the hospital. This property offers unique income potential with an illegal suite, the main floor (once a medical office) could be easily converted back into a separate suite.

Fantastic choice for first-time buyers, revenue seekers, or professionals wanting proximity to the hospital. Upgrades over the years include furnace, roof windows, underground sprinklers and central air. The detached single garage adds convenience. Basement tenants are in place and would like to remain, offering immediate income. Don't miss this combo of location, flexibility and modern comfort. Call today to view.

Built in 1950

## Essential Information

MLS® #	A2258483
Price	\$351,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	900
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	1902 9 Avenue S
Subdivision	Henderson Lake
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1W7

### Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	DC

### Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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