# \$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.



#### **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 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

#### **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 46
Zoning DC

# **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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