

\$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

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.