



GRASSROOTS
REALTY GROUP

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**2301 23 Avenue S
Lethbridge, Alberta**

MLS # A2228856



\$450,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,158 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Insulated, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: *All goods in "as is" condition

Welcome to this wonderfully maintained home in the family-friendly neighbourhood of Agnes Davidson! This home is just steps away from both the Lethbridge College and Enmax Centre, as well as Agnes Davidson Elementary School; and is within close proximity to the South side shopping complexes and the Sugar Bowl for those outdoor enthusiasts. Upon entering the home you are greeted by an open concept living, dining, and kitchen space, with upgraded stainless steel appliance package, quartz countertops, and access through the garden doors to the generous backyard space. The upper level of the home houses 3 nicely sized bedrooms with updated windows and gleaming hardwood floors, along with a shared 4 piece bathroom with tub/shower combo. The main and upper floors feature tile and hardwood flooring which is perfect for children and pets, while the lower level has carpet and a cozy gas fireplace for those cooler winter months. The lower level also features a 3 piece bathroom with laundry space, generous living area with large windows, and a separate walk-up entry to the backyard patio. Along with these incredible features, there is also an oversized double detached garage that has been insulated and dry-walled, with 2 separate garage doors, garden doors to the backyard which let in tons of light, and space for a workshop, extra storage, or anything you can dream up! With such an incredible South side location, generous yard space, and oversized garage, this is a home you won't want to wait to get in to!