



**GRASSROOTS**  
REALTY GROUP

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**2305 23 Avenue S  
Lethbridge, Alberta**

**MLS # A2234087**



**\$450,000**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Agnes Davidson                                        |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Bungalow                                              |               |                   |
| <b>Size:</b>     | 1,158 sq.ft.                                          | <b>Age:</b>   | 1967 (58 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Attached Carport, Double Garage Attached, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped                      |               |                   |

|                    |                        |                   |     |
|--------------------|------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum, Tile | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Mixed, Stucco   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks            |                   |     |

**Inclusions:** kitchen radio/CD Player

Located in the heart of Lethbridge's desirable Southside, this charming brick bungalow is move-in ready and packed with charm. With over 2,200 sq ft of finished living space, a double garage, and a beautifully maintained lot, this home is ideal for families, down-sizers, or anyone looking to settle into a quiet, mature neighbourhood. Step inside to discover a spacious and sun-filled living room, framed by large front windows that flood the space with natural light. The main floor features three generously sized bedrooms, including a primary suite with a 2-piece ensuite, plus a stylishly updated main 4-piece bathroom with modern finishes and tile accents. The eat-in kitchen offers timeless maple cabinetry, plenty of counter space, and a cozy breakfast bar for casual meals. The nicely appointed dining space features a large front window, and space for the whole family. Downstairs, you'll find a massive rec room, fourth bedroom, updated 3-piece bath, and tons of storage, including a large utility room, two dedicated storage areas (one featuring laundry hook-ups), and a cold room. There's space here for a home gym, games room, hobby zone, or even a future suite setup. Outside, enjoy a private fenced yard, brick patio, and oversized double garage with an attached carport plus extra off-street parking. Mature landscaping, alley access, and a quiet tree-lined street make this a must see home in an amazing location in Lethbridge.