



GRASSROOTS
REALTY GROUP

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823 23 Street N
Lethbridge, Alberta

MLS # A2243483



\$369,900

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	None, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 823 23St North! This 4-bedroom, 2-bath home sits on a spacious corner lot with RV parking and plenty of room to add a garage or shop. Great layout with comfortable living spaces and a functional kitchen ready for your personal touch. Just 5 minutes to Walmart and close to schools—convenience meets potential. A great find for families, hobbyists, or anyone needing space to grow!