



GRASSROOTS
REALTY GROUP

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413 23 Street S
Lethbridge, Alberta

MLS # A2250123



\$375,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, Dryer, Washer, Shed

This well-kept suited home offers 2 bedrooms and 1 bathroom on the main floor, plus 1 bedroom and 1 bathroom in the basement suite (illegal). Featuring tasteful updates throughout, it's move-in ready and designed for convenience. Recent improvements include all new windows (10+ years ago), siding (10 years ago), kitchen (10 years ago), and a brand-new hot water tank in 2024. The property is ideally located close to Henderson Park, schools, and other amenities, with a low-maintenance yard that adds to its appeal. Whether you're looking for a revenue property or a comfortable home, this one is a great choice.