



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

21, 1520 23 Avenue N
Lethbridge, Alberta

MLS # A2251323



\$290,000

Division:	Winston Churchill		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,512 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	1.54 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, See Remarks		

Inclusions: n/a

This timeless multi-level contemporary home blends bold architecture with limitless potential. Featuring soaring ceilings, expansive open spaces, and sleek clean lines, it's a striking canvas ready for your vision. With strong bones and an iconic design, just a thoughtful refresh will unlock its full beauty — whether you're crafting your personal dream home or seizing a smart investment opportunity. Reimagine, revitalize, and restore this property to its full glory.