



GRASSROOTS
REALTY GROUP

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**23 Trent Road W
Lethbridge, Alberta**

MLS # A2251986



\$549,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	846 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: 2 fridge, 2 stove, 2 dryer, 2 washer,

Discover exceptional craftsmanship and a true turn-key opportunity with this stunning home. Featuring modern upgrades and bright, stylish finishes, this property offers the flexibility to enjoy the main residence while benefiting from an established rear back alley access legal rental suite with garage —or simply keep it as a low-maintenance investment in both dwellings. Located in a desirable neighborhood close to schools, parks, and amenities, this home combines comfort, convenience, and long-term potential. The private rear entrance for the rental makes it ideal for ongoing tenants. Don’t miss your chance to own this beautiful and versatile property—schedule a viewing today before it’s gone!