



**GRASSROOTS**  
REALTY GROUP

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**23 Trent Road W  
Lethbridge, Alberta**

**MLS # A2251986**



**\$579,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity Village                    |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bi-Level                           |               |                   |
| <b>Size:</b>     | 846 sq.ft.                         | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane                          |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame              | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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 rental suite with garage &mdash;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&rsquo;t miss your chance to own this beautiful and versatile property&mdash;schedule a viewing today before it&rsquo;s gone!