



**GRASSROOTS**  
REALTY GROUP

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**517 23 Street S**  
**Lethbridge, Alberta**

**MLS # A2252350**



**\$375,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn		

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

**Inclusions:** 2 Fridge's, 1 Stove, 2 Washers, 2 Dryers, 1 Freezer, All Window Coverings, Central A/C

Attention revenue seekers, first time home buyers, and those looking to downsize. This well maintained raised bungalow offers an central location close to schools, shopping, highway #3, bus tops and so much more. The main floor has nice flow from a kitchen/dining area through to the living room, main floor laundry/ bath and 2 bedrooms. the lower level features large windows to allow an abundance of natural light in, another kitchen, bath, laundry, living room and 2 more bedrooms. The very spacious yard features a double car garage, RV parking/parking pad , dog run, and a nice yard to enjoy the outdoors. Newer shingle as of Sept 2021. Please note even though the basement windows are quite large, the style of window may need to be changed to meet egress requirements.