



GRASSROOTS
REALTY GROUP

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

537 23 Street S
Lethbridge, Alberta

MLS # A2258722



\$379,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1
Garage:	None, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Some Window Coverings

Welcome to 537 23 Street S, a 3-bedroom property on the southside of Lethbridge, close to schools, parks, and everyday amenities. The main floor features a bright living room, 2 bedrooms, a 3-piece bathroom, and a practical kitchen and dining area with access to the back deck. The unfinished basement provides additional space with a laundry area, family room, workout zone, and an extra bedroom. A large backyard adds to the appeal, with a portion leased to Family Pet Hospital for their dog run, offering a unique opportunity for supplemental income and long-term investment potential. Please view the video walkthrough in the links tab or on YouTube by searching for the home address. Home is vacant as of November 21, 2025.