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537 23 Street S Lethbridge, Alberta

MLS # A2258722



\$399,000

Glendale

D 1 1 1 3 1 0 1 1 1						
Type:	Residential/House					
Style:	Bungalow					
Size:	1,021 sq.ft.	Age:	1950 (75 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					

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

Division:

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.