



GRASSROOTS
REALTY GROUP

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533 23 Street S
Lethbridge, Alberta

MLS # A2258774



\$399,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

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

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Some Window Coverings, Shed

Welcome to 533 23 Street S, a 3-bedroom bungalow in a desirable southside location. This income-generating property features a main floor with a bright living room and a cosy gas fireplace, a functional kitchen and dining area, two bedrooms including the primary, and a full 4-pc bathroom. The basement is complete with one bedroom, a family room, a second kitchenette, and an additional 3-piece bathroom. Outside, a newly built double detached garage and a spacious backyard provide plenty of room for parking, storage, and outdoor enjoyment. New shingles were installed in August 2025 on the house, garage, and shed, giving peace of mind for years to come. With its convenient location close to schools, parks, and everyday amenities, this property combines comfort and flexibility, offering a turnkey rental opportunity or a smart long-term investment. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.