



GRASSROOTS
REALTY GROUP

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3, 2302 23 Street N
Lethbridge, Alberta

MLS # A2259068



\$220,000

Division:	Winston Churchill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	819 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	1.37 Acres		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to #3 2302 23 St N! Featuring two spacious bedrooms on the upper level, this home is ideal for small families, couples, or anyone seeking a peaceful retreat. The main floor offers a well-equipped kitchen, opening to a bright living area that invites relaxation and entertaining. Downstairs, the versatile basement space is currently set up as a bedroom but can easily be transformed into a game room, home office, or a second family room—whatever suits your lifestyle. Step outside to your private yard, which backs onto a green space—perfect for enjoying a quiet afternoon or hosting a weekend BBQ. This home combines the convenience of modern living with a touch of nature’s tranquility. Don’t miss the opportunity to make it yours!