



**GRASSROOTS**  
REALTY GROUP

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

20, 1601 23 Street N  
Lethbridge, Alberta

MLS # A2262957



**\$175,000**

Division:	Park Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	2.19 Acres		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Flat Torch Membrane, Metal	Condo Fee:	\$ 331
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	No Smoking Home, Separate Entrance		

**Inclusions:** Fridge, Stove, Dishwasher (AS IS), Range Hood, Washer, Dryer.

Welcome to Park Meadows Estates. This 3-bedroom + den, 1-bath home offers incredible value and potential for investors or first-time buyers alike. Bright and welcoming, the space is filled with natural light and designed for easy living. Upstairs, you'll find three conveniently placed bedrooms and a full bathroom, perfect for families. The full basement provides extra storage space, a laundry area, and a den that would make the perfect office or crafting space, while the new hot water tank and furnace offer added peace of mind. Enjoy a low-maintenance lifestyle with a private fenced patio—perfect for relaxing or entertaining—while being conveniently close to shopping, schools, and other amenities. With a great layout, solid rental potential, and an unbeatable price point of just \$175,000, this property is a smart move for anyone looking to get into home ownership or grow their real estate portfolio. Contact your favourite REALTOR® to book a showing today!