



**GRASSROOTS**  
REALTY GROUP

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1216 23 Street N  
Lethbridge, Alberta

MLS # A2280770



**\$389,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot		

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Concrete, Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Sump Pump(s), Wood Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Low Density Res

**Utilities:** -

**Inclusions:** n/a

This spacious northside home is ideally located close to numerous amenities and offers plenty of room for the whole family. With generous square footage, the home features 4 bedrooms, 2 bathrooms, and a single-car garage. Outside, you'll love the large garden complete with fruit trees, perfect for relaxing or entertaining. Additional highlights include hot water on demand, a newer furnace and Air conditioning, providing both comfort and peace of mind.